



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 708

21

June  
Junie

2024

No. 50837

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:**

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



## GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### QUOTATIONS

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

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

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

**CANCELLATIONS**

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

**AMENDMENTS TO NOTICES**

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

**REJECTIONS**

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

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

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

**GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY**

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

**LIABILITY OF ADVERTISER**

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

**CUSTOMER INQUIRIES**

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

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

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

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

### PAYMENT OF COST

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

### PROOF OF PUBLICATION

38. Copies of any of the *Government Gazette* or *Provincial Gazette* can be downloaded from the **Government Printing Works** website [www.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: 27/2020

IN THE HIGH COURT OF SOUTH AFRICA  
(Mpumalanga Division, Mbombela (Main Seat))

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited (Reg. No. 2003/029628/07) First Plaintiff, Absa Bank Limited (Reg. No. 1986/004794/06) Second Plaintiff and Patrick Patrese Jones Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2024-07-10, 10:00, At the Magistrates Office of White River**

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 of R4 500 000.00 as set by the High Court of South Africa, Mpumalanga Division, Mbombela (Main Seat), as per Court Order dated 15 November 2021 at the Sheriff White River's sale premises, Magistrates Office of White River on 10 July 2024 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff White River & Nsikazi, 36 Hennie van Till Street, White River, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Erf 1737 White River Extension 31 Township, Registration Division: J.U.,  
Province of Mpumalanga, Measuring: 1060 square metres, Held by Deed of Transfer No. T27080/2007  
Situated at: Erf 1737 White River Extension 31 Township, also known as 25 Pebble Beach Close, White River Country Estate, White River Extension 31, Mpumalanga Province.

Zoned: Residential

Nothing Guaranteed in this regard:

Improvements: Double storey Freestanding with Brick Walls, Tile roof, Carpets floor, consisting of: 2 x lounges, dining room, 5 x bedrooms, kitchen, laundry, 5 x bathrooms, 5 x showers, Outbuilding: Swimming pool, other braai area with 3 fire

Places

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. 1.1 Proof of residential address.

Dated at Pretoria on the 2024-05-09

Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria. Tel. 0124813551. Fax. 0866732397, Ref. ABS8/0743, Acc. -.

Case No: 36681/2020

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

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary limited 2003/029628/07),  
1st Plaintiff and Absa Bank Limited (1986/004794/06), 2nd Plaintiff and Shenelle Oelofse, Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2024-07-01, 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 subject to a reserve price at the office of the Sheriff Centurion west at 229 Blackwood Street, Hennopspark, Centurion on 01 July 2024 at 11:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Centurion West at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: ERF 2372, Roolhuiskraal extension 20 Township, Registration division JR, province of Gauteng measuring 1010 (one thousand and ten) square metres, Held by deed of transfer number T94787/2017 Also known as: NO. 4 Babbler place, Rooihuiskraal, Centurion Subject to the conditions therein contained

Zone: Residential Nothing guaranteed in this regard:

Improvements: 3 x bedrooms, 2 x bathrooms, 1 x kitchen, 1 x lounge, 1 x dining room. 1 x Entrance Hall, 1x double garage. 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 on the 2024-04-09

Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Tel. 0124813551, Fax. 0866732397, Ref. ABS8/0935.

**Case No: 12847/2021**

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

**In the matter between: ABSA BANK LIMITED (Plaintiff) and RAYMOND KEITH MEDWIN MAGARIES, Identity Number 711216 5197 08 4 (First Defendant) and DELIAH LOUISE MAGARIES, Identity Number 770528 0154 08 6 (Second Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-12, 09:00, AT THE SHERIFF'S OFFICE, 11 ST JOHN STREET, MALMESBURY**

1. Property: 24 Anna Avenue, Saxonsea, Atlantis
2. Domicile: 24 Anna Avenue, Saxonsea, Atlantis
3. Residential: 24 Anna Avenue, Saxonsea, Atlantis

In execution of a judgment of the above honourable court dated 13 June 2023, the undermentioned immovable property will be sold in execution on FRIDAY, 12 JULY 2024 at 09:00 at the SHERIFF'S OFFICE, 11 ST JOHN STREET, MALMESBURY, subject to a reserve price of R530,000.00

ERF 2014 WESFLEUR, in the City of Cape Town, Division Cape, Western Cape Province;

In Extent : 450 square metres

Held by Deed of Transfer No T74293/2003

ALSO KNOWN AS: 24 ANNA AVENUE, SAXONSEA, ATLANTIS

CONDITIONS OF SALE:

1. The sale is subject to:
  - 1.1 The sale is conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, 68 of 2008 (as amended).
  - 1.2 All bidders are required to present their identity documents together with their proof of residence for FICA compliance.
  - 1.3 Payment of registration fee of R10,000.00 (refundable) electronic funds transfer 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:  
ASBESTOS ROOF, KITCHEN, LOUNGE, 3 X BEDROOMS, 1½ BATHROOMS, 1 X TOILET, 1 X GARAGE.
4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, MALMESBURY and at the offices of the undersigned.
5. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at Tyger Valley on the 2024-06-14

Marais Müller Hendricks Inc, 1st Floor, Tygerforum A, 53 Willie van Schoor Drive, TYGER VALLEY. Tel. (021) 943 3000, Ref. M J Titus/Yvette/ZA0330.

Case No: 12846/2021

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

**In the matter between: ABSA BANK LIMITED (Plaintiff) and MARTHA MAGDALENA STEYN, Identity Number 640811 0059 08 5 (First Defendant) and GIDEON JACOBUS PETRUS STEYN, Identity Number 630504 5098 08 1 (Second Defendant)**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-11, 12:00, AT THE PREMISES KNOWN AS 15 PIONEER CRESCENT, TARA, DURBANVILLE**

1. Property: 15 Pioneer Crescent, Tara, Durbanville
2. Domicile: 15 Pioneer Crescent, Tara, Durbanville
3. Residential: 15 Pioneer Crescent, Tara, Durbanville

In execution of a judgment of the above honourable court dated 21 July 2023, the undermentioned immovable property will be sold in execution on THURSDAY, 11 JULY 2024 at 12:00 at the PREMISES known as 15 PIONEER CRESCENT, TARA, DURBANVILLE, subject to a reserve price of R3,500,000.00

ERF 1627 DURBANVILLE, in the City of Cape Town, Division Cape, Western Cape Province, In Extent: 3972 square metres, Held by Deed of Transfer No T52476/2005, ALSO KNOWN AS: 15 PIONEER CRESCENT, TARA, DURBANVILLE

## 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 R50,000.00 (refundable) via 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 FACEBRICK residential dwelling with a TILED ROOF comprising out of:  
2/3 BEDROOMS, BATHROOM/TOILET, KITCHEN, LOUNGE.
4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, BELLVILLE and at the offices of the undersigned.
5. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at Bellville on the 2024-06-14

Marais Müller Hendricks Inc, 1st Floor, Tygerforum A, 53 Willie van Schoor Drive, TYGER VALLEY. Tel. (021) 943 3000, Ref. MJT/Yvette Smith/ZA0309.

Case No: 5348/2021

IN THE HIGH COURT OF SOUTH AFRICA  
(LIMPOPO DIVISION, POLOKWANE)**In the matter between: FirstRand Bank Limited, Plaintiff, and WERNER SWART, Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-07-10, 09:00, SHERIFF LYDENBURG & BURGERSFORT on 10TH day of JULY 2024 at 09:00 at THE SHERIFF'S OFFICE LYDENBURG & BURGURESFORD, 80 KANTOOR STREET, LYDENBURG**

Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of at least R67 614.89 (sixty seven thousand six hundred and fourteen rand and eighty nine thousand rand), by the SHERIFF LYDENBURG & BURGERSFORT on 10TH day of JULY 2024 at 09:00 at THE SHERIFF'S OFFICE LYDENBURG & BURGURESFORD, 80 KANTOOR STREET, LYDENBURG of the following property:

ERF 2779 BURGERSFORT EXTENSION 34 TOWNSHIP REGISTRATION DIVISION K.T.; LIMPOPO PROVINCE, MEASURING: 527 SQUARE METRES, HELD BY DEED OF TRANSFER NO T120652/2008



## STREET ADDRESS:

2779 MOTAGANENG ESTATE (cul de sac drive off RAMOGATLA STREET), BURGERSFORT EXT 34, LIMPOPO PROVINCE situated in the TUBATSE (BURGERSFORT) MAGISTERIAL DISTRICT AND FETAKGOMO TUBATSE LOCAL MUNICIPALITY

PLACE OF SALE: The sale will take place at the offices of the SHERIFF LYDENBURG & BURGERSFORT at 80 KANTOOR STREET, LYDENBURG

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

## VACANT STAND

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Lydenburg & Burgersfort at 80 Kantoor Street, Lydenburg, where they may be inspected during normal office hours.

The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Lydenburg & Burgersfort, 80 Kantoor Street, Lydenburg.

The auction will be conducted by the Sheriff, AC van Rooyen, 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.

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

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

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

D) 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.

1. The purchaser shall immediately on demand pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale.

2. The balance of the purchase price 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 date of sale.

3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of paragraph 4.4 of the conditions of sale.

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

Dated at Pretoria on the 2024-05-16

PDR ATTORNEYS INC, Hatfield Bridge Office Park, Corner Richard & Stanza Bopape (Church) Street, Hatfield, Pretoria. Tel. 012 342 9895, Fax. 012 342 9790, Ref. N MOODLEY/MB/MAT11884.

Case No: 19726/2019

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 PAUL GERHARDUS DU PLESSIS (First Judgment Debtor) and ANITA DU PLESSIS (Second Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 11:00, SHERIFF'S OFFICE, 120 ON MAIN, 120 MAIN ROAD, STRAND**

In pursuance of a judgment granted by this Honourable Court on 24 NOVEMBER 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with a reserve price of R 2 005 811.76 by the Sheriff of The High Court STRAND at the SHERIFF'S OFFICE, 120 ON MAIN, 120 MAIN ROAD, STRAND on WEDNESDAY, 10 JULY 2024 AT 11H00, to the highest bidder. Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, 120 ON MAIN, 120 MAIN ROAD, STRAND, 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.



1. A unit consisting of - (a) Section Number 30 as shown and more fully described on Sectional Plan Number SS 203/1987 (41/1987) in the scheme known as ZEEZICHT in respect of the land and building or buildings situated at STRAND, in the City of Cape Town, Division Stellenbosch, Province of the Western Cape, 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 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.

2. A unit consisting of - (a) Section Number 13 as shown and more fully described on Sectional Plan Number SS 41/1987 in the scheme known as ZEEZICHT in respect of the land and building or buildings situated at STRAND, in the City of Cape Town, Division Stellenbosch, Province of the Western Cape, of which section the floor area according to the said sectional plan is 21 (Twenty One) 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 ST6259/2018,

ALSO KNOWN AS Section No 30, Door No 204, Zeezicht Apartment Complex, 146 Beach Road, Strand, Western Cape.

IMPROVEMENTS (not guaranteed): 3 Bedrooms, 2 Bathrooms, Open Plan Kitchen & Dining Room/Lounge Area.

TAKE FURTHER NOTICE: 1. This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof. 2. The Purchasers shall pay a deposit of 10% immediately on sale and the balance against transfer by a bank and furnish a guarantee for such payment issued by the bank concerned within 21 days of sale by a bank. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. 4 Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.

Dated at CAPE TOWN on the 2024-05-21

TIM DU TOIT & CO INC., Seventh Floor, 56 Shortmarket Street, Cape Town. Tel. 021 529 7710. Fax. 021 529 7711, RefT Van der Spuy/mm/M27928.

**Case No: 2668/23**

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

**In the matter between: NEDBANK LIMITED, Plaintiff, and ROBERT TAKAWIRA SHUSHA and LORITA SHUSHA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-07-10, 10:00, Acting Sheriff of The High Court - Witbank, SHERIFF'S OFFICE, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK**

TAKE NOTICE THAT on the instructions of Stegmanns Attorneys (Ref: DEB14219), Tel: 0861333402 - ERF 439 DUVHA PARK WITBANK, REGISTRATION DIVISION J.S., MPUMALANGA PROVINCE, EMALAHLENI LOCAL MUNICIPALITY - Measuring 1000 square metres - situated at 13 UYS KRIGE STREET, DUVHAPARK - Improvements - Nothing is guaranteed and/or no warranty is given in respect thereof) ("VOETSTOOTS"): 3 BEDROOMS, BATHROOM, LOUNGE, GARAGE - (particulars are not guaranteed) will be sold in Execution to the highest bidder, subject to a Court's reserve price, on 10/07/2024 at 10:00 by Acting Sheriff of the High Court - Witbank at SHERIFF'S OFFICES, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK. Conditions of sale may be inspected at Acting Sheriff of the High Court - Witbank at Plot 31 Zeekoewater, Cnr Gordon & Francois Road, Witbank. 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 on the 2024-04-18

Stegmanns Inc C/O Leon van den Berg Inc., 30 OR TAMBO STREET, MIDDELBURG. Tel. 0861333402, Fax. 0866863903. Ref. DEB14219.

**Case No: 4361/19**

IN THE HIGH COURT OF SOUTH AFRICA

(MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT))

**In the matter between: NEDBANK LIMITED, Plaintiff and WONDERBOY SIPHO MHLANGA, SALOME MOTSEBORE MASHILOANE and BELLINAH KHANYILE, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-07-10, 10:00, Acting Sheriff of The High Court - Witbank, SHERIFF'S OFFICE, PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK**

TAKE NOTICE THAT on the instructions of Stegmanns Attorneys (Ref: DEB14016), Tel: 0861333402 - a unit consisting of SECTION NO. 7 as shown and more fully described on Sectional Title Plan No. SS80/1998 in the scheme known as LERAATSHOF-OOS in respect of ground and building or buildings situated at WITBANK EXTENSION 16 TOWNSHIP, LOCAL AUTHORITY: EMALAHLENI LOCAL MUNICIPALITY of which section the floor area according to the said Sectional Plan, is 50 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 situated at UNIT 7B, 2601 LERAATSHOF - OOS WITBANK - Improvements - Nothing is guaranteed and/or no warranty is given in respect thereof ("VOETSTOOTS"): 2 BEDROOMS, BATHROOM, KITCHEN, LOUNGE - (particulars are not guaranteed) will be sold in Execution to the highest bidder, subject to a Court's reserve price, on 10/07/2024 at 10:00 by Acting Sheriff of the High Court - Witbank at SHERIFF'S OFFICE, PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK. Conditions of sale may be inspected at Acting Sheriff of the High Court - Witbank at SHERIFF'S OFFICE, PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK. 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 on the 2024-04-09

Stegmanns Inc C/O Leon van den Berg Inc., 30 OR TAMBO STREET, MIDDELBURG. Tel. 0861333402, Fax. 0866863903, Ref. DEB14016.

**Case No: D3259/2020**

IN THE HIGH COURT OF SOUTH AFRICA

(KWAZULU-NATAL LOCAL DIVISION, DURBAN)

**In the matter between: THE STANDARD BANK OF S A LIMITED, PLAINTIFF and SUREKA MEWLAL, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-07-11, 10:00, THE SHERIFF'S OFFICE FOR DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN**

The Property is situate at:

PORTION 92 OF ERF 45 BRICKFIELD, REGISTRATION DIVISION FT., PROVINCE OF KWAZULU - NATAL IN EXTENT 1160 (ONE THOUSAND ONE HUNDRED AND SIXTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T42237/2005

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

PHYSICAL ADDRESS: 13 HOPECRAIG AVENUE, MORNINGSIDE (IN THE ETHEKWINI MAGISTERIAL DISTRICT)

#### ZONING

Special Residential (nothing guaranteed)

(in the Magisterial District: Ethekwini Magisterial District)

#### IMPROVEMENTS (NOT GUARANTEED)

The following information is furnished but not guaranteed:

Dwelling comprising of: -1 x Lounge, 1 x Dining Room, 1 x Kitchen, 1 x Family Room, 4 x Bedrooms, 2 x Bathrooms, 1 x Toilet and 1 Other Room Flatlet: 1 x Bedroom, 1 x Bathroom and 1 x Kitchen.

#### TAKE FURTHER NOTICE THAT:-

1. The sale in execution is pursuant to a judgement obtained in the above court.
2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban
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
4. The office of the Sheriff for Durban Coastal will conduct the sale with auctioneers G S NDLOVU and/or D NAICKER.

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

The full conditions of sale may be inspected at the offices for the Sheriff Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban for 15 days prior to the date of sale.

Dated at DURBAN on the 2024-05-03

S D MOLOI AND ASSOCIATES INC., 39 ST THOMAS ROAD, BEREA, MUSGRAVE. Tel. (031) 3012812, Fax. 0865779806. Ref. 0014-18.

**Case No: 20164 OF 2021  
DX 61 JOHANNESBURG**

IN THE MAGISTRATES COURT FOR  
(THE MAGISTRATES COURT FOR THE DISTRICT OF JOHANNESBURG NORTH HELD AT RANDBURG)  
**In the matter between: THE BODY CORPORATE OF THE WILLIAM SECTIONAL SCHEME, Plaintiff, and  
MAGURA KUDZAI SHE JAMESLAI, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
**2024-07-09, 11:00, 24 RHODES AVENUE, KENSINGTON B, RANDBURG**

SECTION No. 382 as shown and more fully described on Sectional Plan No SS662/2015 in the Scheme known as THE WILLIAM in respect of the land and buildings situate at WILLIAM NICOL DRIVE, FOURWAYS EXTENSION 55 Township of which section the floor area according to the sectional plan is 87 square metres in extent; and an undivided share in the common property. HELD BY TITLE DEED - ST6363/2016. THE FOLLOWING INFORMATION REGARDING THE PROPERTY IS NOT FURNISHED BUT IN THIS RESPECT NOTHING IS GUARANTEED: DESCRIPTION: SECTIONAL TITLE UNIT, ROOF: TILES, APARTMENTS: UNIT WITH KITCHEN, TV/LOUNGE, BEDROOM, BATHROOM, CARPORT & SWIMMING POOL IN COMPLEX,

ZONING: RESIDENTIAL. THAT the property will be sold for cash with a reserve price of R800 000.00 (EIGHT HUNDRED THOUSAND RAND) to the highest bidder and the purchaser must deposit 10% on the day of the sale and furnish guarantees for the balance within 30 days payable against registration of transfer. The conditions of sale lie for inspection at THE OFFICES OF THE SHERIFF AT 24 RHODES AVENUE, KENSINGTON B, RANDBURG.

Dated at ROODEPOORT on the 2024-06-13

OTTO KRAUSE INCORPORATED ATTORNEYS, C9, CLEARVIEW OFFICE PARK, 77 WILHELMINA STREET, ALLENSNEK, ROODEPOORT. Tel. 0116752881, Fax. 0116752889, Ref. P ROOS/AdB/MAT37940, Acc. OTTO KRAUSE ATTORNEYS INC.

**Case No: 13478/2021**

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

**In the matter between: NEDBANK LIMITED (REGISTRATION NUMBER: 1951/000009/06) PLAINTIFF and NONHLANHLA FORTUANTE NGOMA N.O. (ID: 9706090727085) 1ST DEF & VICKY MPUMI NGOMA N.O. (ID: 9502080586080) 2ND DEF & MASTER OF THE HIGH COURT PRETORIA (DECEASED ESTATES DEPARTMENT) 3RD DEF**

NOTICE OF SALE IN EXECUTION

**2024-07-09, 11:00, 110BA MEDICAL CENTRE, SOLOMON MAHLANGU DRIVE, KWAMHLANGA**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale without a Court reserve price, will be held by the SHERIFF OF THE HIGH COURT KWAMHLANGA at 110BA MEDICAL CENTRE, SOLOMON MAHLANGU DRIVE, KWAMHLANGA on TUESDAY the 9TH day of JULY 2024 at 11:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF KWAMHLANGA during office hours.

CERTAIN:

ERF 174 KWAMHLANGA-B TOWNSHIP, REGISTRATION DIVISION J.R. PROVINCE OF MPUMALANGA, MEASURING 510 (FIVE HUNDRED AND TEN) SQUARE METRES, HELD BY DEED OF GRANT NO TG1537/1996KD, SUBJECT TO THE CONDITIONS THEREIN CONTAINED ALSO KNOWN AS: 174 BONGANI STREET, KWAMHLANGA-B.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

MAIN BUILDING: 2 BEDROOMS, DINING ROOM, 1 BATHROOM WITH TOILET, KITCHEN  
OUTBUILDING: 1 ROOM OF IRON TIN HOUSE, UNFINISHED STEEL STRUCTURE  
ROOF: TILES  
WALLS: PLASTER.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF KWAMHLANGA, 110BA MEDICAL CENTRE, SOLOMON MAHLANGU DRIVE, KWAMHLANGA, 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 KWAMHLANGA.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:

- (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
- (b) FICA-legislation in respect of proof of identity and address particulars;
- (c) All bidders are required to present their identity document together with their proof of residence for FICA compliance;
- (d) Payment of a registration fee of R20 000.00 (Fifteen Thousand Rand) (refundable) in cash;
- (e) Registration conditions;
- (f) Advertising costs at current publication rates and sale costs according to Court rules apply.

Dated at PRETORIA on the 2024-05-27

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel. 012 361 5640, Fax. 0862396955, Ref. F MOHAMED/RM/MAT54957.

**Case No: 11454/2017**

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

**In the matter between: FIRSTRAND BANK LIMITED trading inter alia as RMB PRIVATE BANK, Plaintiff and KOLOBE STEPHEN MASHALANE N.O. 1st DEFENDANT, MOLEFI KUBUZIE N.O. 2nd DEFENDANT KOLOBE STEPHEN MASHALANE 3rd DEFENDANT and KGABO DAPHNEY MASHALANE 4th DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-09, 10:00, SHERIFF OF THE HIGH COURT SANDTON NORTH - 24 RHODES STREET,  
KENSINGTON B, RANDBURG**

IN PURSUANCE OF A JUDGMENT in the above Honourable Court dated 11 March 2022 and a Warrant of Execution issued thereafter, the immovable property listed hereunder will be sold in execution on TUESDAY, 09 JULY 2024 at 10H00, by the Sheriff of the High Court SHERIFF OF THE HIGH COURT SANDTON NORTH at 24 RHODES STREET, KENSINGTON B, RANDBURG to the highest bidder, without reserve price. CERTAIN PROPERTY: PORTION 262 (A PORTION OF PORTION 4) OF THE FARM WITPOORT 406, REGISTRATION DIVISION J.R., PROVINCE OF GUATENG, MEASURING 1,0360 (ONE COMMA ZERO THREE SIX ZERO) HECTARES IN EXTENT AND HELD BY DEED TRANSFER NO. T78411/2007 subject to the conditions therein contained.. PHYSICAL ADDRESS The property is situated at 262 PAPENFUS ROAD, WITPOORT 406, GAUTENG MAGISTRATE DISTRICT, Midrand PROPERTY DESCRIPTION (NOT GUARANTEED) The property is registered in the name of KOLOBE

STEPHEN MASHALANE and KGABO DAPHNEY MASHALANE and consists of the following: MAIN BUILDING: ENTRANCE HALL, LOUNGE, 2 FAMILY ROOMS, DINING ROOM, 2 STUDY ROOMS, KITCHEN, PANTRY, SCULLERY, 5 BEDROOMS, 5 BATHROOMS, 5 SHOWERS, 9 WC, 5 DRESSING ROOMS, 6 OUTDOOR GARAGES, 2 SERVANTS ROOMS, ENTERTAINMENT LOUNGE/BAR, GYM. SECOND DWELLING: LOUNGE, KITCHEN, BEDROOM, BATHROOM, SHOWER, WC.

The arrear rates and taxes as at 8 APRIL 2024 amounts to R712 261.14

CONSUMER PROTECTION ACT 68 OF 2008: THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOT"

TERMS:

Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia:

- (a) Directive of the Consumer Protection Act 68 of 2008  
(URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>)
- (b) Fica-Legislation - Proof of identity and address particulars
- (c) Payment of a registration fee of R10 000,00 in cash / EFT, or to be determined by the Sheriff
- (d) Registration conditions

Dated at JOHANNESBURG on the 2024-06-13

JASON MICHAEL SMITH INCORPORATED ATTORNEYS, SUITE 1, 26 BAKER STREET, ROSEBANK, JOHANNESBURG. Tel. 011 447 8188, Fax. 086 563 6567, Ref. M van der Walt - MAT4202, Acc. JASON MICHAEL SMITH INC ATTORNEYS.

**Case No: 83624/2016**

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

**In the matter between: TELKOM SA (SOC) LTD, Applicant and BRIAN MANGI MDLULI, First Respondent**

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

**2024-07-02, 11:00, Sheriff Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand**

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 18 December 2017 in terms of which the following property will be sold in execution on: 2 July 2024 at 11h00 before the Sheriff held at the offices of the Sheriff Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand to the highest bidder subject to such reserve price, if any, as may be stipulated by a preferent creditor or local authority in terms of Court Rule 46(5)(a).

**PROPERTY DESCRIPTION:**

Erf 266, Olivedale Extension 2 Township, Registration Division I.Q., The Province of Gauteng, Measuring 1 851 (one thousand eight hundred and fifty-one) Square Meters, Held by Deed of Transfer T9044/2007 SUBJECT to such conditions as set out in the Title Deed.

Mortgaged under Mortgage Bond B11240/2007 SUBJECT to the conditions contained therein.

**THE PROPERTY IS ZONED: RESIDENTIAL**

The property is situated at 8 Jessie Road, Olivedale Extension 2, Randburg, Gauteng and consists of 3 bedrooms, 3 bathrooms, dining room, lounge, kitchen, study, bar, servant quarters, 2 garages, outside flatlet with bath, garden, concrete wall, swimming pool, pre-cast walling, tiled roof, brick and mortar walls and steel framed windows.

(the nature, extent, condition, and existence of the improvements are not guaranteed and are sold "voetstoots")

**ADDITIONS: None**

Take notice that:

The conditions of sale will be read prior to the sale in execution by the Sheriff and may be inspected at the Sheriff Randburg West's offices and/or at the offices of the Execution Creditor's attorney, Adams & Adams, Lynnwood Bridge, 4 Daventry Street, Lynnwood Manor, Pretoria.

Take further notice that:

1. this sale is a sale in execution pursuant to a judgment obtained in the above court;
2. the Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand;
3. registration as a buyer, subject to certain conditions, is required i.e.
  - A) directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - B) FICA - legislation i.r.o. proof of identity and address particulars;
  - C) payment of a registration fee prior to participating in the sale;
  - D) registration conditions; and
4. advertising costs at current publication tariffs and sale costs according to court rules will apply.



Dated at PRETORIA on the 2024-06-05

Adams & Adams, Lynnwood Bridge, 4 Davenry Street, Lynnwood Manor, Pretoria. Tel. 012-4326000, Ref. TDM/ne/LT2817.

**Case No: 12657/2023**

IN THE MAGISTRATE'S COURT FOR  
(THE DISTRICT OF UMGUNGUNDLOVU, HELD AT PIETERMARITZBURG)

**In the matter between: STRAWBERRY FIELDS BODY CORPORATE, (IDENTITY NUMBER 790221 5540 089), Applicant and LESLIE MBEJE, FIRST RESPONDENT and MSUNDUZI LOCAL MUNICIPALITY SECOND RESPONDENT and STANDARD BANK OF SOUTH AFRICA LIMITED, THIRD RESPONDENT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-05, 11:00, SHERIFF LOWER COURT, 397 LANGALIBALELE STREET, PIETERMARITZBURG.**

AUCTION

IN THE MAGISTRATES COURT FOR DISTRICT OF UMGUNGUNDLOVU

HELD AT PIETERMARITZBURG

CASE NO: 12657/23

In the matter between: STRAWBERRY FIELDS BODY CORPORATE, APPLICANT

AND LESLIE MBEJE, (IDENTITY NUMBER: 790221 5540 089) FIRST RESPONDENT

MSUNDUZI LOCAL MUNICIPALITY, SECOND RESPONDENT

STANDARD BANK OF SOUTH AFRICA LIMITED THIRD RESPONDENT

NOTICE OF SALE

(The sale shall be subject to the terms and conditions of the Magistrates' Courts Act No. 32 of 1944 and the Consumer Protection Act No. 68 of 2008 as Amended, pursuant of an order granted against the First Respondent and Second Respondent for money owing to the Applicant)

TAKE NOTICE THAT: in execution of the judgment in the above court, a sale in execution, will be held by the Sheriff of the Lower Court, Pietermaritzburg, at the office of the Sheriff Lower Court Pietermaritzburg, 397 Langalibalele Street, Pietermaritzburg on the 5th day of July 2024 at 11h00, of the following immovable property, with the conditions of sale to be read out by the auctioneer at the time of the sale:

1. Section Number 18, as shown and more fully described on Sectional Plan Number SS 301/2006 in the scheme known as STRAWBERRY FIELDS in respect of the land and building or buildings situated at Pietermaritzburg, in the Msunduzi Municipality, of which section the floor area, according to the said sectional plan is 63 (Sixty Three) square metres in extent, and

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

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

1 The property's physical address is: Section 18, Unit 8 Strawberry Fields, 36 College Road, Pietermaritzburg, 3201;

2 The improvements consist of: Open plan concept; Floors are tiled. 2 Bedrooms; 2 Bathrooms both en-suite consisting of toilet, bath, basin (shower in bath); 1 Kitchen; 1 Lounge and Carport for vehicle.

3 The town planning zoning of the property is: General Residential

TAKE FURTHER NOTICE that:

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

2. The Rules of the auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff Lower Court, Pietermaritzburg, 397 Langalibalele Street, Pietermaritzburg;

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

a) Directive of the Consumer Protection Act 68 of 2008

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

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

- c) Payment of a registration fee of R15,000.00 in cash.
- d) Registration conditions.
- 4. The office of the Sheriff Lower Court for Pietermaritzburg will conduct the sale with auctioneers Mr S R Zondi/ or his Deputy Mrs T Du Preez;
- 5. Advertising costs at current publication rates and sale costs, according to court rules, apply;
- 6. Conditions of sale may be inspected at the office of the Sheriff Lower Court, Pietermaritzburg, 397 Langalibalele Street, Pietermaritzburg;

Dated at PIETERMARITZBURG on the 2024-05-21

TALBOT ATTORNEYS, SUITE 1, 2 SHACKLEFORD ROAD, PELHAM, PIETERMARITZBURG, 3201. Tel. 033 386 5499, Fax. 086 529 0436, Ref. COM1/0639.

**Case No: 2022-032627**

**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 ASHLEY SCOTT (IDENTITY NUMBER: 870714 5504 08 2), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-07-11, 09:00, Sheriff of the High Court Benoni Storage Facility at 18 Moore Avenue, Benoni**

In pursuance of a judgment and warrant granted on 21 February 2023 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 11 July 2024 at 9:00 by the Sheriff of the High Court Benoni Storage Facility at 18 Moore Avenue, Benoni to the highest bidder subject to a reserve price of R1 800 000.00:-

CERTAIN: ERF 6094 NORTHMEAD EXTENSION 4 TOWNSHIP SITUATED: 138 O'REILLY MERRY STREET, NORTHMEAD EXTENSION 4, BENONI, 1501 MAGISTERIAL DISTRICT: EKURHULENI SOUTH EAST REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG MEASURING: 992 (NINE HUNDRED AND NINETY 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 2x Entrance Hall 1x Kitchen 2x Offices 1x Bathroom 1x Toilet 1x Outbuilding – Hairdresser HELD by the DEFENDANT, ASHLEY SCOTT (IDENTITY NUMBER: 870714 5504 08 2), under his name under Deed of Transfer No. T38485/2021. The full conditions may be inspected at the offices of the Sheriff of the High Court Benoni at 180 Princes Avenue, Benoni. 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/IC000756

Dated at Pretoria on the 2024-06-12

LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001. Tel. (012) 817- 4843, Fax. 086 697 7980, Ref. SR/WE/IC000756.



Case No: 9298/2022

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 ANDRIANUS CORNELIUS WILHELMUS DE JONGE (IDENTITY NUMBER: 9004215033088) & JANINE SONJA COETZEE (IDENTITY NUMBER: 920307 0012 08 4), Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-07-10, 10:00, Sheriff of the High Court, Bronkhorstspuit at Office no 5, The Gables, 43 Kruger Street, Bronkhorstspuit**

In pursuance of a judgment and warrant granted on 2 June 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 10 July 2024 at 10:00 by the Sheriff of the High Court, Bronkhorstspuit at Office no 5, The Gables, 43 Kruger Street, Bronkhorstspuit to the highest bidder subject to a reserve price of R600 000.00:

CERTAIN: ERF 1354 ERASMUS EXTENSION 8 TOWNSHIP SITUATED: 1354 TA-YUAN STREET, ERASMUS EXTENSION 8, BRONKHORSTSPRUIT, 1020 MAGISTERIAL DISTRICT: TSHWANE EAST REGISTRATION DIVISION: J.R., PROVINCE OF GAUTENG MEASURING: 1150 (ONE THOUSAND ONE HUNDRED AND FIFTY) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: 3 x Bedrooms; 2 x Bathrooms; 1 x Kitchen; 1 x Lounge; 1 x Dining Room; and 2 x Garages DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANTS, ANDRIANUS CORNELIUS WILHELMUS DE JONGE (IDENTITY NUMBER: 9004215033088) and JANINE SONJA COETZEE (IDENTITY NUMBER: 920307 0012 08 4) under their name under Deed of Transfer No T27412/2017. The full conditions may be inspected at the offices of the Sheriff of the High Court, Bronkhorstspuit at Office no 5, The Gables, 43 Kruger Street, Bronkhorstspuit. 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/IC000066

Dated at Pretoria on the 2024-06-12

LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001. Tel. (012) 817- 4843, Fax. 086 697 7980, Ref. SR/WE/IC000066.

Case No: 30292/2021

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 KHATHUTSHELO MERLYN DENG (IDENTITY NUMBER: 840809 0391 08 4), Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-07-10, 14:00, Acting Sheriff of the High Court, Johannesburg East situated at 61 van Riebeeck Avenue, Alberton**

In pursuance of a judgment and warrant granted on 7 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 10 July 2024 at 14:00 by the Acting Sheriff of the High Court, Johannesburg East situated at 61 van Riebeeck Avenue, Alberton to the highest bidder subject to a reserve price of R 760 000.00:- CERTAIN: ERF 391 THE HILL EXTENSION 1 TOWNSHIP SITUATED: 13 JONKERSHOEK ROAD, THE HILL EXTENSION 1, JOHANNESBURG, 2197 MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG MEASURING: 786 (SEVEN HUNDRED AND EIGHTY SIX) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: 4 x Bedrooms; 2 x Bathrooms; 1 x Lounge; 1 x Kitchen; 1 x Dining Room; and 1 x Garage. DWELLING CONSISTS

OF: RESIDENTIAL HELD by the DEFENDANT, KHATHUTSHELO MERLYN DENG (IDENTITY NUMBER: 840809 0391 08 4), under his name under Deed of Transfer No T36383/2019. The full conditions may be inspected at the offices of the Acting Sheriff of the High Court, Johannesburg East situated at 61 van Riebeeck Avenue, Alberton 24 hours prior to the auction.

Take further notice that: 1.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 R50 000.00 EFT that must reflect in the Sheriff's account prior to the sale. D)Registration conditions: no person will be allowed on the premises of they are not registered for FICA and CPS. The office of the Sheriff Germiston North will conduct the sale with auctioneers J.A. Thomas and/or AM Jegels. Advertising costs at current publication rates and sale costs according to court rules apply. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, FIRST FLOOR, SILVER WELL RETAIL AND OFFICE PARK, 27 GRAHAM ROAD, SILVER LAKES, PRETORIA, PO BOX 2766, PRETORIA, 0001, TEL: (012) 817 4843, E-MAIL: werasmus@lgr.co.za REF. SR/WE/IC000304

Dated at Pretoria on the 2024-06-12

LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001. Tel. (012) 817- 4843, Fax. 086 697 7980, Ref. SR/WE/IC000304.

**Case No: 724/2023**

**351**

IN THE HIGH COURT OF SOUTH AFRICA

(Free State DIVISION, Bloemfontein)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff, and SETJHABA STANLEY MOLEFE (IDENTITY NUMBER: 8012155111088) & BONOLO MOLEFE (IDENTITY NUMBER: 8705080891084), Defendant**

NOTICE OF SALE IN EXECUTION

**2024-07-10, 10:00, Sheriff of the High Court Bloemfontein West at 6A Third Street, Arboretum, Bloemfontein**

In pursuance of a judgment and warrant granted on 29 June 2023 and 8 February 2024 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 10 July 2024 at 10:00 by the Sheriff of the High Court Bloemfontein West at 6A Third Street, Arboretum, Bloemfontein to the highest bidder subject to a reserve price of R1 930 000.00:- CERTAIN: ERF 192 PENTAGON PARK SITUATED: 19 PAUL FARREL CRESCENT, PENTAGON PARK, BLOEMFONTEIN, 9301 MAGISTERIAL DISTRICT: MANGAUNG REGISTRATION DIVISION: DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE IN EXTENT:1259 (ONE THOUSAND TWO HUNDRED AND FIFTY NINE) 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:4 X Bedrooms with built-in wooden cupboards and carpets; 2 x Bathrooms with floor and wall tiles; 1 x Kitchen with floor and wall tiles and built-in wooden cupboards; 1 x Scullery with floor and wall tiles and built in wooden cupboards; 1 x TV/Living Room with floor tiles; 1 x Dining Room with floor tiles; 1 x Lounge with floor tiles; 1 x Study with floor tiles; 2 x garages; Swimming Pool; Lapa; and Burglarproofing. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANTS, SETJHABA STANLEY MOLEFE (IDENTITY NUMBER: 8012155111088) and BONOLO MOLEFE (IDENTITY NUMBER 8705080891084), under their names under Deed of Transfer No. T11281/2018. The full conditions may be inspected at the offices of the Sheriff of the High Court Bloemfontein West at 6A Third Street, Arboretum, Bloemfontein 24 hours before the auction. T

AKE FURTHER NOTICE THAT: Registration as a buyer is a pre-requisite subject to certain conditions, inter alia: 1. Directive of the Consumer Protection Act68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> )

2. FICA – legislation with regard to proof of identity and address particulars.

3. Payment of registration money. 4. Registration conditions.

5. Registration amount is R45 000.00. The sale will be conducted at the office of Sheriff Bloemfontein West with auctioneers CH de Wet and/or AJ Kruger and/or TI Khauli. Advertising costs at current publication rates and sale costs according to court rules will apply. 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/IC000889

Dated at Pretoria on the 2024-06-12

LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001. Tel. (012) 817- 4843, Fax. 086 697 7980, Ref. SR/WE/IC000889.

Case No: 3399/2022

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 BIBI AYSHA CASSOO (IDENTITY NUMBER: 791010 0154 0 80), Defendant**

NOTICE OF SALE IN EXECUTION

**2024-07-09, 10:00, Sheriff of the High Court Johannesburg West at 139 Beyers Naude Drive, Franklin Roosevelt Park**

In pursuance of a judgment and warrant granted on 12 May 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 9 July 2024 at 10:00 by the Sheriff of the High Court Johannesburg West at 139 Beyers Naude Drive, Franklin Roosevelt Park to the highest bidder subject to a reserve price of R850 000.00:- CERTAIN: ERF 146 HURST HILL TOWNSHIP SITUATED: 39 MAGALIES STREET, HURST HILL, BRIXTON, JOHANNESBURG, 2092 MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG MEASURING: 889 (EIGHT HUNDRED AND EIGHTY-NINE) SQUARE METRES

Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible.

The improvements on the property consist of the following: Main Building: 3 x Bedrooms; 2 x Bathrooms; 1 x Kitchen; 1 x Lounge; 1 x Dining Room; and 1 x Garage. Flatlet: 1 x Bedroom; and 1 x Bathroom. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, BIBI AYSHA CASSOO (IDENTITY NUMBER: 7910100154080), under name under Deed of Transfer No. T23938/2013. The full conditions may be inspected at the offices of the Sheriff of the High Court Johannesburg West at 139 Beyers Naude Drive, Franklin Roosevelt Park. 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/IC000495

Dated at Pretoria on the 2024-06-12

LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001. Tel. (012) 817- 4843, Fax. 086 697 7980, Ref. SR/WE/IC000495.

Case No: 9298/2022

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 ANDRIANUS CORNELIUS WILHELMUS DE JONGE (IDENTITY NUMBER: 9004215033088) & JANINE SONJA COETZEE (IDENTITY NUMBER: 920307 0012 08 4), Defendant**

NOTICE OF SALE IN EXECUTION

**2024-07-10, 10:00, Sheriff of the High Court, Bronkhorstspuit at Office no 5, The Gables, 43 Kruger Street, Bronkhorstspuit**

In pursuance of a judgment and warrant granted on 2 June 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 10 July 2024 at 10:00 by the Sheriff of the High Court, Bronkhorstspuit at Office no 5, The Gables, 43 Kruger Street, Bronkhorstspuit to the highest bidder subject to a reserve price of R600 000.00:- CERTAIN: ERF 1354 ERASMUS EXTENSION 8 TOWNSHIP SITUATED: 1354 TA-YUAN STREET, ERASMUS EXTENSION 8, BRONKHORSTSPRUIT, 1020 MAGISTERIAL DISTRICT: TSHWANE EAST REGISTRATION DIVISION: J.R., PROVINCE OF GAUTENG MEASURING: 1150 (ONE THOUSAND ONE HUNDRED AND FIFTY) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: 3 x Bedrooms; 2 x Bathrooms; 1 x Kitchen; 1 x Lounge; 1 x Dining Room; and 2 x Garages DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANTS, ANDRIANUS CORNELIUS WILHELMUS DE JONGE (IDENTITY NUMBER: 9004215033088) and JANINE SONJA COETZEE (IDENTITY NUMBER: 920307 0012 08 4) under their name under Deed of Transfer No T27412/2017. The full conditions may be inspected at the offices of the Sheriff of the High Court, Bronkhorstspuit at Office no 5, The Gables, 43 Kruger Street, Bronkhorstspuit. 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/IC000066

Dated at Pretoria on the 2024-06-12

LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001. Tel. (012) 817- 4843, Fax. 086 697 7980, Ref. SR/WE/IC000066.

Case No: 3506/2021

Docex: DOCEX 52, GQEBERHA

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

**In the matter between: Firststrand Bank Limited, Registration Number 1929/001225/06, Plaintiff and Darian Lyle Afrika, Identity Number: 881001 5134 08 7 – 1<sup>st</sup> Defendant and Veronic Diana Arnolds, Identity Number: 880617 0103 08 1 – 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-05, 10:00, Office of the Sheriff of the High Court of South Africa Port Elizabeth West, 68 Perkin 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 R350,461.00, to the highest bidder on 5th day of July 2024 at 10:00 at the Office of the Sheriff PE West, 68 Perkin Street, North End, Port Elizabeth. Erf 897 GELVANDALE, situate in the Nelson Mandela Bay Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, in extent 357 SQUARE METRES Held under Deed of Transfer No. T.7115/2019 Situated at 117 KOBUS ROAD, JARMAN (GELVANDALE), PORT ELIZABETH The Conditions of Sale will be read prior to the sale and may be inspected at the Office of the Sheriff PE West, 68 Perkin Street, North End, Port Elizabeth. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to

be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Entrance Hall, Lounge, Dining Room, Kitchen, 3 x Bedrooms, Bathroom, Shower, WC.

Dated at Gqeberha, 2024-05-14.

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/FIR152/1341. Attorney Acct: Minde Schapiro & Smith Inc.

**Case No: 3118/2023**

**Docex: DOCEX 52, GQEBERHA**

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

**In the matter between: Firststrand Bank Limited, Registration Number 1929/001225/06, Plaintiff and Lungiswa Brenda Tshona N.O. in her capacity as Executrix in the E/L LUZUKO CHRISTOPHER TSHONA, Identity Number: 850403 0772 08 4 – 1<sup>st</sup> Defendant and Lungiswa Brenda Tshona, Identity Number: 850403 0772 08 4 – 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-05, 10:00, Office of the Sheriff of the High Court of South Africa Port Elizabeth West, 68 Perkin 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 R100,000.00, to the highest bidder on 5th day of July 2024 at 10:00 at the Office of the Sheriff PE West, 68 Perkin Street, North End, Port Elizabeth. Erf 17208 Bethelsdorp situate in the Nelson Mandela Bay Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, in extent 216 Square Metres Held under Deed of Transfer No. T.12888/11 Situated at 17208 Gcina Street, Govan Mbeki, Bethelsdorp, Port Elizabeth. The Conditions of Sale will be read prior to the sale and may be inspected at the Office of the Sheriff PE West, 68 Perkin Street, North End, Port Elizabeth. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Entrance hall, Lounge, Kitchen, 3 x Bedrooms, Bathroom, WC.

Dated at Gqeberha, 2024-05-14.

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/FIR152/1320.

**Case No: 1027/2022**

**Docex: DOCEX 52, GQEBERHA**

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

**In the matter between: Firststrand Bank Limited, Registration Number: 1929/001225/06, Plaintiff and Colonel Hlalisio Qomoyi, Identity Number: 550808 5890 08 2, 1<sup>st</sup> Defendant and Nadia Nada Ncamgu Qomoyi, Identity Number: 611009 0729 08 9, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-04, 10:00, Magistrates Court, Dragon Street, Stutterheim**

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 R669,980.15, to the highest bidder on 4th day of July 2024 at 10:00 at the MAGISTRATES COURT, DRAGON STREET, STUTTERHEIM. Erf 1145 Stutterheim Amahlati Local Municipality Division of Stutterheim Province of the Eastern Cape, in extent 1383 Square Metres Held under Deed of Transfer No. T.5150/2014 Situated at 5 AUGUSTINE STREET, STUTTERHEIM. The Conditions of Sale will be read prior to the sale and may be inspected at the MAGISTRATES COURT, DRAGON STREET, STUTTERHEIM and at the Ad-hoc sheriff's office, 20 Flemming Road, Schornville, King William's Town. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms:



Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Entrance Hall, Lounge, Dining Room, Kitchen, Scullery, 4 x Bedrooms, Bathroom, Shower, 2 x WC, 2 x Garages, Servants room, Laundry, Bathroom/WC, Sunroom.

Dated at Gqeberha, 2024-05-14

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conynham Road, Greenacres, Gqeberha. Telephone: 0413730664. Attorney Ref: M KOEN/al/FIR152/1214. Attorney Acct: Minde Schapiro & Smith Inc.

**Case No: 121/2022**

**Docex: DOCEX 52, GQEBERHA**

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

**In the matter between: Firststrand Bank Limited, Registration Number: 1929/001225/06, Plaintiff and  
Njabulo Mahlala, Identity Number: 881109 5993 08 7, Defendant**

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

**2024-07-05, 11:00, Magistrates Court, Sterkstroom**

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 R328,708.45, to the highest bidder on 5th day of July 2024 at 11:00 at the Magistrates Court, Sterkstroom. 1. Erf 225 STERKSTROOM, situate in the area of the ENOCH MGIJIMA Local Municipality, Division of QUEENSTOWN, Province of the EASTERN CAPE. IN EXTENT: 714 SQUARE METRES 2. Erf 227 STERKSTROOM, situate in the area of the ENOCH MGIJIMA Local Municipality, Division of QUEENSTOWN, Province of the EASTERN CAPE. IN EXTENT: 714 SQUARE METRES 3. Erf 229 STERKSTROOM, situate in the area of the ENOCH MGIJIMA Local Municipality, Division of QUEENSTOWN, Province of the EASTERN CAPE. IN EXTENT: 357 SQUARE METRES 4. Erf 230 STERKSTROOM, situate in the area of the ENOCH MGIJIMA Local Municipality, Division of QUEENSTOWN, Province of the EASTERN CAPE. IN EXTENT: 357 SQUARE METRES ALL HELD BY VIRTUE OF DEED OF TRANSFER T 60705/2017 Situated at: 8 BUTCHER STREET, STERKSTROOM The Conditions of Sale will be read prior to the sale and may be inspected at the sheriff's office, 79 Smith Street, Molteno. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Entrance hall, Lounge, Family room, Dining room, Kitchen, 5 x Bedrooms, 2 x Bathrooms, 2 x Garages, Storeroom, 2 x outside bedrooms.

Dated at Gqeberha, 2024-05-14.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conynham Road, Greenacres, Gqeberha. Telephone: 0413730664. Attorney Ref: M KOEN/al/FIR152/1334. Attorney Acct: Minde Schapiro & Smith Inc.

Case No: 61218/2018

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 GODFREY PIETERSEN (ID NUMBER: 701127 5061 083) - FIRST JUDGEMENT DEBTOR and CATHERINE REINETT BUHR (ID NUMBER: 710807 0112 085) - SECOND JUDGEMENT DEBTOR**

## NOTICE OF SALE IN EXECUTION

**2024-07-03, 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 above mentioned suit, a sale with reserve price of R250,000.00, will be held by the Acting Sheriff SOWETO EAST, at the offices of SHERIFF LENASIA at NO 5 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKING) on WEDNESDAY the 3RD JULY 2024 at 08H00 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 LENASIA at NO 5 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKING) during office hours: ERF 402 NOORDGESIG TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 370 (THREE HUNDRED AND SEVENTY) SQUARE METRES, HELD BY DEED OF TRANSFER NO T31019/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. ALSO KNOWN AS: (ERF 402 SMITH STREET), 37 SMITH STREET (according to the Deeds Office), NOORDGESIG, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: Main Building: 2 bedrooms, 1 bathroom, 1 lounge, 1 kitchen. Outside Building: 1 Toilet. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R50,000.00; (d) Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at the offices of the SHERIFF LENASIA at NO 5 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKING). TELEPHONE NUMBER: (010) 233-0210.

Dated at PRETORIA, 2024-06-10.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULASTI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 1ST FLOOR, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER / AM / DH36792.

Case No: 46752/2021

Docex: DOCEX 120, PRETORIA

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) - EXECUTION CREDITOR and NKOSIKHONA SAKHILE NGCOBO (ID NUMBER: 891203 5703 08 9) - JUDGEMENT DEBTOR**

## NOTICE OF SALE IN EXECUTION

**2024-07-09, 10:00, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW**

In execution of a Judgment of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R460 000.00, will be held by the Sheriff JOHANNESBURG SOUTH, at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW on TUESDAY the 9th JULY 2024 at 10H00 of the undermentioned property of the Judgment Debtor subject to the conditions of sale which are available for inspection at the offices of the Sheriff JOHANNESBURG SOUTH during office hours: A UNIT CONSISTING OF - (A) SECTION NO 59 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS106/2015, IN THE SCHEME KNOWN AS GLENVILLE MEWS IN RESPECT OF THE LAND AND BUILDING

OR BUILDINGS SITUATE AT ROSETTENVILLE EXTENSION 6 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 59 (FIFTY NINE) SQUARE METRES IN EXTENT; AND (B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST25768/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. ALSO KNOWN AS: UNIT 59 GLENVILLE MEWS, 450 RIFLE RANGE ROAD, ROSETTENVILLE EXTENSION 6, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: Attached storey with brick walls, tiled roof and tiled floors consisting of: 2 bedrooms, 1 bathroom, 1 shower, 1 toilet, kitchen, lounge. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (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 or EFT that must reflect in the Sheriff's account prior to the sale); (d) Registration Conditions; (e) Registration form to be completed before the Auction; (f) 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 and/or P. NGCOBO. 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 JOHANNESBURG SOUTH'S OFFICE, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW. TELEPHONE NUMBER: (011) 680-0352.

Dated at PRETORIA, 2024-06-10.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULASTI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 1ST FLOOR, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER / AM / DG40024.

**Case No: CA19897/2022**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division)

**In the matter between: Changing Tides 17 (Pty) Ltd. N.O, Plaintiff and John Fred Ravells De Wet, 1<sup>st</sup> Defendant, Sheila De Wet, 2<sup>nd</sup> Defendant & Lindsay Carl De Wet, 3<sup>rd</sup> Defendant**

Sale In Execution

**2024-07-08, 12:00, 43 Eight Avenue, Grassy Park**

In execution of judgment in this matter, a sale will be held on MONDAY, 8 JULY 2024 at 12H00 at 43 EIGHT AVENUE, GRASSY PARK, of the immovable property described as:

ERF 7090 Grassy Park, City of Cape Town, Cape Division, Western Cape Province

IN EXTENT: 468 Square Metres,

Held under Deed of Transfer No: T 59236/1997

ALSO KNOWN AS: 43 Eight Avenue, Grassy Park

IMPROVEMENTS (not guaranteed): Double - Storey Face brick dwelling under a part Zinc and part Asbestos Roof comprising of:

Upstairs : 3 x bedrooms, Main - En Suite,

Downstairs : 2 x Living Rooms, 2 x Kitchens, 3 x Bedrooms, 2 x Bathrooms, Separate Toilet, Single Garage Door with Carport and a Tool Shed.

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

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

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



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

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

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

7. The auction will be conducted by the Sheriff: Mr AH Camroodien.

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

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

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

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

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

12. The property shall be sold by the Sheriff of Wynberg South at 43 Eight Avenue, Grassy Park, subject to a reserve price of R1 700 000.00.

Rules of the auction and conditions of sale may be inspected at the Sheriff's Office: 7 Electric Road, Wynberg, 24 hours prior to the auction.

Dated at Cape Town, 2024-04-08.

Attorneys for Plaintiff(s): Herold Gie Attorneys, Wembley 3, 80 McKenzie Street, Cape Town. Telephone: 021 464 4727. Fax: 021 464 4810. Attorney Ref: PALR/ac/SA2/1953.

**Case No: 92200/2019**

**Docex: Docex 101, Pretoria**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG NO. 1962/000738/06) (EXECUTION CREDITOR) and A M SHARP CIVILS (PTY) LTD (REG NO. 2013/068421/07) (FIRST JUDGMENT DEBTOR) and MODIEHI ALICE MOKELE (ID NO. 810214 0584 083) (SECOND JUDGMENT DEBTOR)**

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

**2024-07-11, 10:00, BY THE SHERIFF OF THE HIGH COURT VEREENIGING AT THE SHERIFF'S OFFICE AT 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING**

In pursuance of judgment granted against the First and Second Judgment Debtors on 20 August 2021 wherein the property described below was declared specially executable, in the above Honourable Court and under a writ of execution issued thereafter the immovable property belonging to the First Judgment Debtor listed hereunder will be sold in execution on THURSDAY, 11 MAY 2023 at 10h00 by the Sheriff of the High Court VEREENIGING, at 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING, to the highest bidder:

Description: ERF 1014 VEREENIGING EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG;

In extent: 1 537 (ONE THOUSAND FIVE HUNDRED AND THIRTY SEVEN) SQUARE METRES;

Physical Address: 7 PATTON STREET, DUNCANVILLE, VEREENIGING;

Zoned: BUSINESS 1 - (Retail, offices);

HELD by the First Judgment Debtor under Deed of Transfer No. T86303/2013.

IMPROVEMENTS: The following information is given but not guaranteed:

The improvements on the property consist of the following:

A commercial office block consisting of:

A partly double storey consisting of offices with a concrete staircase to the upper floors. Ample kitchen and ablution facilities provided. Property is in good condition.

Structure: Brick wall construction

Floors: Tiled and carpeted

Walls: Plastered and painted brick

Ceilings: Suspended and concrete ceilings

Roof: Iron

Windows & doors: Steel window and door frames

The full conditions may be inspected at the office of the Sheriff of the High Court VEREENIGING, during office hours, at 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING.

Note: Consumer Protection Act 68 of 2008:

Buyers/Bidders must register to bid and original proof of identity and residential address are required. Should you buy on behalf of someone else, or a legal entity, you will need to present the Sheriff with written authority to this effect. Further information and Regulations in terms of the Consumer Protection Act 68 of 2008 are available at the office of the Sheriff for inspection.

Dated at PRETORIA, 2024-04-16.

Attorneys for Plaintiff(s): NEWTONS INC., 2ND FLOOR, LOBBY 3, BROOKLYN FORUM BUILDING, 337 VEALE STREET, NIEUW MUCKLENEUK, PRETORIA. Telephone: (012) 425 0200. Fax: (012) 460 9491. Attorney Ref: NL3089/ M STEENKAMP/bdp.

**Case No: 3580/2022**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and ERIC VUSANI NELUHENI, 1<sup>st</sup> Defendant and SUZAN SUMBI NELUHENI, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-07-11, 09:00, STORAGE FACILITY, 18 MOORE AVENUE, BENONI**

In pursuance of a judgment granted by this Honourable Court on 18 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 R2 275 000.00, by the Acting Sheriff of the High Court BENONI at the STORAGE FACILITY, 18 MOORE AVENUE, BENONI, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the ACTING SHERIFF OF THE HIGH COURT, BENONI: 2A MOWBREY AVENUE, BENONI, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

ERF 147 LAKEFIELD EXTENSION 5 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 2 097 (TWO THOUSAND AND NINETY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T62597/1994

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

(also known as: 97 SUNNY ROAD, LAKEFIELD EXTENSION 5, BENONI, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI SOUTH EAST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

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

Dated at PRETORIA, 2024-06-03.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U24747/DBS/N FOORD/CEM.

Case No: 49826/2023

IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Division)

**In the matter between: ACACIA VILLAS BODY CORPORATE, 1<sup>st</sup> Plaintiff and NHLAPO MATEMBER, 2<sup>nd</sup> Plaintiff and NHLAPO MATEMBER, 1<sup>st</sup> Defendant, FIRST RAND BANK LTD, 2<sup>nd</sup> Defendant and REGISTRAR OF DEEDS (JOHANNESBURG), 3<sup>rd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-03, 10:00, Sheriff of Germiston North, Corner 22nd Street, Voortrekker Avenue, Edenvale**

In execution of a judgment of the Johannesburg High Court in the above matter, a sale will be held by the Sheriff of Germiston North, Corner 22nd Street, Voortrekker Avenue, Edenvale on Wednesday, 3 July 2024 at 10h30 of the undermentioned property of NHLAPO MATEMBER, 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 Germiston North, Corner 22nd Street, Voortrekker Avenue, Edenvale.

A unit consisting of:-

(a) Section No. 8 as shown and more fully described on Sectional Plan number SS 21/1984 in the scheme known as ACACIA VILLAS 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 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.

IN EXTENT: 136 (One Hundred and Thirty -Six) square metres;

HELD BY: Deed of Transfer ST20300/2013 and subject to the conditions contained therein.

MORE specifically known as UNIT 8, ACACIA VILLAS, PRIMROSE TOWNSHIP.

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 136 (One Hundred and Thirty -Six) square metres, three bedrooms, one bathroom, one lounge, one dining room, two toilets, one shower, one kitchen, one garage and one balcony.

The terms are as follows-

1. 10% (ten percent) of the purchase price in cash, bank guaranteed cheque or by way of an electronic funds transfer on the day of 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 Germiston North, Corner 22nd Street, Voortrekker Avenue, Edenvale, 24 hours prior to the auction.

## TAKE FURTHER NOTE THAT -

1. The notice of sale is in accordance with the provisions of Rule 46A of the High 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 Monday until Tuesday afternoon, not at 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 , 2024-06-11.

Attorneys for Plaintiff(s): Bam Law Attorneys, 1st Floor, Fredman Towers. Telephone: 010 541 1568.  
Attorney Ref: DEB159/CS.

**Case No: 49826/2023**

IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Division)

**In the matter between: ACACIA VILLAS BODY CORPORATE, 1<sup>st</sup> Plaintiff and NHLAPO MATEMBER, 2<sup>nd</sup> Plaintiff and NHLAPO MATEMBER, 1<sup>st</sup> Defendant, FIRST RAND BANK LTD, 2<sup>nd</sup> Defendant and REGISTRAR OF DEEDS (JOHANNESBURG), 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-03, 10:00, Sheriff of Germiston North, Corner 22nd Street, Voortrekker Avenue, Edenvale**

In execution of a judgment of the Johannesburg High Court in the above matter, a sale will be held by the Sheriff of Germiston North, Corner 22nd Street, Voortrekker Avenue ,Edenvale on Wednesday, 3 July 2024 at 10h30 of the undermentioned property of NHLAPO MATEMBER, 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 Germiston North, Corner 22nd Street, Voortrekker Avenue ,Edenvale.

A unit consisting of:-

(a) Section No. 8 as shown and more fully described on Sectional Plan number SS 21/1984 in the scheme known as ACACIA VILLAS 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 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.

IN EXTENT: 136 (One Hundred and Thirty -Six) square metres;

HELD BY: Deed of Transfer ST20300/2013 and subject to the conditions contained therein.

MORE specifically known as UNIT 8, ACACIA VILLAS, PRIMROSE TOWNSHIP.

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 136 (One Hundred and Thirty -Six) square metres, three bedrooms, one bathroom, one lounge, one dining room, two toilets ,one shower ,one kitchen, one garage and one balcony.

The terms are as follows-

1. 10% (ten percent) of the purchase price in cash, bank guaranteed cheque or by way of an electronic funds transfer on the day of 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 Germiston North, Corner 22nd Street, Voortrekker Avenue, Edenvale, 24 hours prior to the auction.

TAKE FURTHER NOTE THAT -

1. The notice of sale is in accordance with the provisions of Rule 46A of the High 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 Monday until Tuesday afternoon, not at 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, 2024-06-11.

Attorneys for Plaintiff(s): Bam Law Attorneys, 1st Floor, Fredman Towers, 13 Fredman Drive, Sandton. Telephone: 010 541 1568. Attorney Ref: DEB159/CS

**Case No: 2318/2021**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MBOMBELA (MAIN SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and MALIBONGWE WILFRED NKOSI - EXECUTION DEBTOR**

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

**2024-07-10, 09:00, The Sheriff's Office, 99 Jacaranda Street, West Acres, Mbombela**

DESCRIPTION:

ERF 1901 STONEHENGE, EXTENSION 14, TOWNSHIP / REGISTRATION DIVISION J.T, PROVINCE OF MPUMALANGA / MEASURING 882 (EIGHT HUNDRED AND EIGHTY TWO) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T6967/2019 /SUBJECT TO THE TERMS AND CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF BIKI WES HOMEOWNERS ASSOCIATION NPC, REGISTRATION NUMBER 2017/220265/08 ("the mortgaged property").

The physical address is: 20 STAFFIE STREET, BIKI WES ESTATE, STONEHENGE, EXTENSION 14, MBOMBELA.

Main dwelling - residential home: 1 x entrance hall / 1 X lounge / 1 x dining room / 1 x study / 1 X kitchen / 1 x scullery / 3 X bedroom / 2 X bathroom 1 x shower / 3 x wc / 1 x dressing room / 2 x out garage - Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price in the amount of R2 800 000.00. / 2.The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3.The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4.Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6.Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7.The full conditions of sale may be inspected at SHERIFF'S OFFICES, 99 JACARANDA STREET, WEST ACRES, MBOMBELA. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ([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, 2024-05-22

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: C VAN WYK / FN0086.



Case No: 2038/2020

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MBOMBELA (MAIN SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and MADIALE TLAS NICOLAS TLAILANE - 1ST EXECUTION DEBTOR and KEITUMETSE REJOICE TLAILANE - 2ND EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 11:00, The Sheriff's Office, 80 Kantoor Street, Lydenburg**

DESCRIPTION: PORTION 1 OF ERF 368, LYDENBURG TOWNSHIP, REGISTRATION DIVISION J.T, PROVINCE OF MPUMALANGA; MEASURING 357 (THREE HUNDRED AND FIFTY SEVEN) SQUARE METRES, AS WILL APPEAR FROM DIAGRAM SG NO 772/2007 ATTACHED HERETO AND HELD BY DEED OF TRANSFER NO T3827/2008 (hereinafter referred to as "the mortgaged property") Physical address being UNIT 1, BERGVIEW ESTATE, CNR BERG & SCHOEMAN STREET, LYDENBURG

IMPROVEMENTS - (Not guaranteed): 1 X LOUNGE, 1 X KITCHEN, 1 X SCULLERY, 3 X BEDROOMS, 2 X

BATHROOMS, 1 X SHOWERS, 3 X WC, 1 X GARAGE, 4 X BALCONIES/PATIOS, Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price in the amount of R790 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, 80 KANTOOR STREET, LYDENBURG. 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a. Directive of the Consumer Protection Act 68 of 2008 ([URLhttp://www.info.gov.za/view/DownloadfileAction?id=99961](http://www.info.gov.za/view/DownloadfileAction?id=99961)) 9. The auction will be conducted by the Sheriff, AC van Rooyen, or his deputy. 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance. 11. All bidders are required to pay R15 000.00(refundable) registration fee prior to commencement of the auction in order to obtain a buyer's card.

Dated at NELSPRUIT, 2024-05-27.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: C VAN WYK / FT0037.

Case No: 4624/2022

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and LINCOLN THOMAS MABENA - EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 10:00, The Sheriff's Office, Plot 31 Zeekoewater, cnr of Gordon Road & Francois Street, Witbank**

DESCRIPTION: ERF 1069 WITBANK EXTENSION 8 TOWNSHIP / REGISTRATION DIVISION J.S, MPUMALANGA PROVINCE / MEASURING 991 (NINE HUNDRED AND NINETY-ONE) SQUARE METRES / HELD UNDER DEED OF TRANSFER NO T8784/2015 / SUBJECT TO THE CONDITIONS CONTAINED THEREIN. Better known as 11 KIPLING STREET, WITBANK, EXTENSION 8

IMPROVEMENTS - (Not guaranteed): MAIN DWELLING : 1 X ENTRANCE, 1 X LOUNGE, 1 X DINING ROOM, 1 X KITCHEN, 3 X BEDROOMS, 1 X BATHROOM, 1 X WC, 2 X CARPORTS. SECOND DWELLING : 1 X KITCHEN, 2 X BEDROOM 1 X BATHROOM / WC

1. The sale shall be held subject to a reserve price of R600 000.00. / 2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3. The Purchaser shall pay a deposit of 10% (TEN PERCENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's

Attorneys./ 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6. Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7. The full conditions of sale may be inspected at SHERIFF'S OFFICES, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008 (URL<http://www.info.gov.za/view/DownloadfileAction?id=99961>). / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at NELSPRUIT, 2024-05-23.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: C VAN WYK / FM0367.

**Case No: 586/2020**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and THEOPHILUS MTHOKOZISI MSELEKU - FIRST EXECUTION DEBTOR and HLENGIWE ELLEN MSELEKU - SECOND EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-12, 11:00, BALFOUR MAGISTRATE'S COURT situated at FRANK STREET, BALFOUR**

DESCRIPTION:

ERF 1672 BALFOUR, TOWNSHIP / REGISTRATION DIVISION I.R., PROVINCE OF MPUMALANGA / MEASURING 2855 (TWO THOUSAND EIGHT HUNDRED AND FIFTY FIVE) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T187208/2007 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 160 VOORTREKKER STREET, BALFOUR

Main dwelling - residential home: 1 X kitchen / 1 X scullery / 9 X bedrooms / 1 X bathroom / 4 X showers / 2 X wc / 1 X carport- Nothing in this regard is guaranteed. 1. The sale will be held without a reserve price. / 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, 40 MARE STREET, HEIDELBERG. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 (URL<http://www.info.gov.za/view/DownloadfileAction?id=99961>) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at NELSPRUIT, 2024-04-23.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: C VAN WYK / FM0289.

Case No: 4047/2023

IN THE HIGH COURT OF SOUTH AFRICA  
(WESTERN CAPE DIVISION)**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and Thembisa Margaret Mbokomba, Identity Number 7207160439083 (Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-11, 12:30, At the Sheriff's office of Khayelitsha also known as 20 Sierra Way, Mandalay**

1. Property: E227 Makabeni Road, Khaya, Khayelitsha
2. Domicile: 32369 Kupela Street, Makaza, Khayelitsha / 3. Domicile: 226 Main Road, Claremont
4. Residential: E227 Makabeni Road, Khaya, Khayelitsha

In execution of a judgment of the above honourable court dated 17 April 2024, the undermentioned immovable property will be sold in execution on Thursday, 11 July 2024 at 12:30 at the Sheriff's office of Khayelitsha known as 20 Sierra Way, Mandalay

ERF 905 Khayelitsha, Situate in the City of Cape Town, Division of Cape, Province of Western Cape;

In Extent: 181 square metres

Held by Deed of Transfer No. T10762/2005

ALSO KNOWN AS: E227 Makabeni Road, Khaya, Khayelitsha

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: Brick house, plastered and painted walls, asbestos roof, fully fenced, burglar bars, 2x bedrooms, 1x bathroom, lounge, kitchen, dining room; Cottage: 2x bedrooms, 2x bathrooms, 2x living rooms, 2x kitchens, plastered and painted walls, metal roof.
  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, KHAYELITSHA and at the offices of the undersigned.
  5. Advertising costs at current publication rates and sale costs according to court rules apply.
  6. A reserve price of R250 000.00
- Dated at Tyger Valley, 2024-05-09.

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: 3122/2022

Docex: 2

IN THE HIGH COURT OF SOUTH AFRICA  
(FREE STATE DIVISION, BLOEMFONTEIN)**In the matter between: NEDBANK LIMITED (Registration number: 1951/000009/06), PLAINTIFF and LILIOLA VAN WYK (Identity Number: 760311 0009 085), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 10:00, SHERIFF BLOEMFONTEIN WEST, 6 A THIRD STREET, ARBORETUM, 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 10 JULY 2024 at the offices of the SHERIFF OF THE HIGH COURT 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 6 A THIRD STREET, ARBORETUM, BLOEMFONTEIN.

1. A UNIT CONSISTING OF:

A) Section No.3 as shown and more fully described on Sectional Plan No. SS124/2007, in the scheme known as BARRUCH in respect of the land and building or buildings situate at BLOEMFONTEIN, EXTENSION 46,



MANGAUNG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 205 (TWO HUNDRED AND FIVE) SQUARE METRES in extent; and

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

HELD BY DEED OF TRANSFER NUMBER ST5801/2012

(AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

2. An exclusive use are described as GARDEN T3 measuring 575 (FIVE HUNDRED AND SEVENTY FIVE) SQUARE METERS being as such part of the common property, comprising the land and the scheme known as BARRACH in respect of the land and building and buildings situate at BLOEMFONTEIN, EXTENSION 46, MANGAUNG METROPOLITAN MUNICIPALITY as shown and more fully described on Sectional Plan No. SS124/2007 held by NOTARIAL DEED OF CESSION OF EXCLUSIVE USE AREA NUMBER: SK294/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION.)

THE PROPERTY IS ZONED: for residential purposes.

The property is situated at 136 DAN PIENAAR AVENUE, DAN PIENAAR, BLOEMFONTEIN, FREE STATE PROVINCE.

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

2 Bedrooms with build-in wooden cupboards and floor tiles, 2 Bathrooms with floor- and wall tiles, guest toilet, Kitchen with floor- and wall tiles and melamine cupboards, TV/Living room with floor tiles, Lounge with floor tiles, 2 Garages, Fence, Burglarproofing. Studio with 1 room, 1 toilet and washbasin.

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 Bloemfontein West, 6 A THIRD STREET, ARBORETUM, BLOEMFONTEIN or at the execution plaintiff's attorneys.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court, Rules of this auction is available 24 hours foregoing the sale at the office of the Sheriff, Bloemfontein West.

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

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

2. Fica-legislation i.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 auctioneer Advertising costs at current publication tariffs & sale costs according court rules will apply.

SHERIFF OF THE HIGH COURT

for the district of Bloemfontein West

Advertiser:

ATTORNEYS FOR PLAINTIFF

FJH LE RICHE

c/o PHATSHOANE HENNEY ATTORNEYS

BLOEMFONTEIN

Dated at BLOEMFONTEIN, 2024-05-10.

Attorneys for Plaintiff(s): PHATSHOANE HENNEY ATTORNEYS, 35 MARKGRAAFF STREET, BLOEMFONTEIN. Telephone: 051 400 4000. Fax: 086 513 9868. Attorney Ref: FJH LE RICHE/cg/261884.

Case No: 1872/2021

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 THABANG EDWIN RAMATLOTLO, ID: 861023 5826 08 6, Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-07-09, 10:00, 79 PETER MOKABA STREET, POTCHEFSTROOM**

Sale in execution to be held at 79 Peter Mokaba Street, Potchefstroom on the 9th of JULY 2024 @ 10h00 by the Sheriff Potchefstroom

**PORTION 5 OF ERF 1199 PROMOSA TOWNSHIP, REGISTRATION DIVISION I.Q., NORTH WEST PROVINCE**

MEASURING 241 square metres

Held by Deed of Transfer T58758/2019

Situate at: Unit 5 Graceland, 46 Bloemetjie Street, Promosa, Potchefstroom

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

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

The Auction will be conducted by the Acting Sheriff or her/his Deputy to the highest bidder with a reserve price set at R350 000-00

Conditions of sale can be inspected at 79 Peter Mokaba Street, Potchefstroom 24 hours prior to the auction.

Dated at Pretoria, 2024-05-31.

Attorneys for Plaintiff(s): Friedland Hart Solomon Nicolson, Monument Office Park, Block 4, 3rd Floor, 79 Steenbok Avenue, Monumentpark, Pretoria. Telephone: (012)424-0200. Attorney Ref: MR GROBLER/Elizma/B3028.

Case No: 472/2022

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

**In the matter between: Firststrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and THAMI COMPLICENT TEMBA with id 851202 5900 08 1, Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-07-10, 10:00, PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK**

Sale in execution to be held at PLOT 31, ZEEKOEWEATER, CNR GORDON ROAD & FRANCOIS STREET, WITBANK on the 10th of JULY 2024 @ 10h00 by the Sheriff Witbank

**PORTION 1 OF ERF 217 REYNO RIDGE TOWNSHIP, REGISTRATION DIVISION J.S., MPUMALANGA PROVINCE**

MEASURING 945 square metres

Held by Deed of Transfer T13556/2018

Situate at: 12A Minerva Street, Reyno Ridge, Mpumalanga Province

Improvements - (Not guaranteed): A residential two storey dwelling consisting of 1 x entrance Hall, 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 1 x Scullery, 2 x bedrooms, 2 x Bathrooms, 2 x Out Garages and 1 x Patio.

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 R1 500 000-00.

Conditions of sale can be inspected at PLOT 31, ZEEKOEWEATER, CNR GORDON ROAD & FRANCOIS STREET, WITBANK 24 hours prior to the auction.

Dated at Pretoria, 2024-05-31.

Attorneys for Plaintiff(s): Friedland Hart Solomon Nicolson, Monument Office Park, Block 4, 3rd Floor, 79 Steenbok Avenue, Monumentpark, Pretoria. Telephone: (012)424-0200. Attorney Ref: MR GROBLER/Elizma/B3093.

Case No: M145/2017

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 DIKABELO JOSEPH MOIPOLAI - ID 750116 5869 08 2, 1<sup>st</sup> Defendant and KENALEONE JEANETTE MOIPOLAI - ID 781226 0674 08 1, 2<sup>nd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-07-11, 10:00, GROUND FLOOR, 209 BEYERS NAUDE DRIVE, RUSTENBURG**

Sale in execution to be held at GROUND FLOOR, 209 BEYERS NAUDE DRIVE, RUSTENBURG on the 11th of JULY 2024 @ 10h00 by the Sheriff RUSTENBURG

ERF 164 BOITEKONG TOWNSHIP, REGISTRATION DIVISION J.Q., NORTH WEST PROVINCE

MEASURING 255 square metres

Held by Deed of Transfer T48494/2010

Situate at: 164 Phukubye Street, Boitekong, North West Province

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

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 R260 000-00.

Conditions of sale can be inspected at Ground Floor, 209 Beyers Naude Drive, Rustenburg 24 hours prior to the auction.

Dated at Pretoria, 2024-05-31.

Attorneys for Plaintiff(s): Friedland Hart Solomon Nicolson, Monument Office Park, Block 4, 3rd Floor, 79 Steenbok Avenue, Monumentpark, Pretoria. Telephone: (012)424-0200. Attorney Ref: MR GROBLER/Elizma/B3347.

Case No: 853/2021

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

**In the matter between: ABSA BANK LIMITED, PLAINTIFF and ALAN RICHARD CROXFORD, ID 600609 5019 080, 1<sup>ST</sup> DEFENDANT and MARIA MAGDALENA ELIZABETH CROXFORD, ID 630114 0018 082, 2<sup>ND</sup> DEFENDANT**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-11, 10:00, THE SHERIFF OF THE HIGH COURT RUSTENBURG, GROUND FLOOR, 209 BEYERS NAUDE DRIVE, RUSTENBURG**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R465 000.00 will be held by the SHERIFF OF THE HIGH COURT RUSTENBURG on 11TH day of JULY 2024 at 10H00 at THE SHERIFF OF THE HIGH COURT RUSTENBURG, GROUND FLOOR, 209 BEYERS NAUDE DRIVE, RUSTENBURG, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT RUSTENBURG, GROUND FLOOR, 209 BEYERS NAUDE DRIVE, RUSTENBURG: A unit consisting of: a) SECTION NO. 1 as shown and more fully described on Sectional Plan No. SS292/2000, in the scheme known as WOLMARANSSTRAAT 207A in respect of the land and building or buildings situate at PORTION 3 (a portion of portion 1) of ERF 1231 RUSTENBURG TOWNSHIP, LOCAL AUTHORITY: RUSTENBURG LOCAL MINICIPALITY of which section the floor area, according to the said sectional plan, is 85 (EIGHT 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 ST25244/2004 AND SUBJECT TO THE CONDITIONS THEREIN CONTAINED STREET ADDRESS: HOUSE 2, 207 A BEYERS NAUDE DRIVE, RUSTENBURG Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R25 000.00 (Refundable) EFT ONLY for immovable property; d) All conditions applicable to registration. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: HOUSE CONSISTING OF 1 Lounge, 1 Dining Room, 1 Study, 1 Kitchen, 3 Bedrooms, 1 Bathroom, 1 Toilet and 1 Carport.

Dated at PRETORIA, 2024-05-23.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: (012) 325-4185/9. Fax: (086) 775-1985. Attorney Ref: C. VAN WYK/Marelize/DA4487.

**Case No: 7152/2020**

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

**In the matter between: FIRSTRAND BANK LTD, PLAINTIFF and GRACE RAESIBE MGWENYAMA, ID 780604 0552 088, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-09, 11:00, THE SHERIFF OF THE HIGH COURT SANDTON NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R400 000.00 will be held by the SHERIFF OF THE HIGH COURT SANDTON NORTH on the 9TH day of JULY 2024 at 11:00 at THE SHERIFF OF THE HIGH COURT SANDTON NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT SANDTON NORTH AT 24 RHODES STREET, KENSINGTON B, RANDBURG: ERF 2675 RIVERSIDE VIEW EXTENSION 33 TOWNSHIP REGISTRATION DIVISION: JR; GAUTENG PROVINCE MEASURING: 221 (TWO TWO ONE) SQUARE METRES HELD BY DEED OF TRANSFER T92870/2017 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: 2675 FENNEL STREET, RIVERSIDE VIEW EXT 33 Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R50 000.00 (refundable) eft or bank guaranteed cheque for immovable property; d) All conditions applicable to registration; The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of 1 Lounge, 1 Kitchen, 2 Bedrooms, 1 Bathroom and 1 Toilet.

Dated at PRETORIA, 2024-05-14.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: (012) 325-4185/9. Fax: (086) 775-1985. Attorney Ref: C.J VAN WYK/Marelize/SA2861.

**Case No: 2281/2018**

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

**In the matter between: FIRSTRAND BANK LTD, Plaintiff and SKELAS MOSES KHUMALO, ID 811216 5416 087, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 10:00, THE SHERIFF OFFICE OF WITBANK, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, MPUMALANGA DIVISION, MIDDELBURG (Local Seat) in the abovementioned suit, a sale with a reserve price of R350 000.00 will be held by the SHERIFF OF THE HIGH COURT WITBANK on the 10TH day of JULY 2024 at 10H00 at THE SHERIFF OFFICE OF WITBANK, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT WITBANK, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK : ERF 2340 DUVHAPARK EXTENSION 15 TOWNSHIP REGISTRATION DIVISION: JS; MPUMALANGA PROVINCE MEASURING: 230 (TWO THREE ZERO) SQUARE METRES HELD BY DEED OF TRANSFER T4776/2015 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Better known as: House 2340 Duvhapark Ext 15, Witbank Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R15 000.00 (Refundable) Cheque or Eft for immovable property; d) All conditions applicable to registration e) The Conditions of Sale will be available for inspection at the office of the Sheriff Witbank, Plot 31, Zeekoewater, Cnr of Gordon Road and Francois Street,

Witbank. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of 1 Lounge, 1 Kitchen, 2 Bedrooms, 1 Bathroom and Toilet.

Dated at PRETORIA, 2024-05-28.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: (012) 325-4185/9. Fax: (086) 775-1985. Attorney Ref: C.J VAN WYK/Marelize/SA2556.

**Case No: 29155/2021**

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

**In the matter between: FIRSTRAND BANK LTD, PLAINTIFF and MLUNGISI NAPHTAL DLAMINI, ID 830309 5714 085, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-11 09:00, THE SHERIFF OFFICE OF BENONI STORAGE FACILITY, 18 MOORE AVENUE, BENONI**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R715 000.00 will be held by the SHERIFF OF THE HIGH COURT BENONI on the 11TH day of JULY 2024 at 09H00 at THE SHERIFF OFFICE OF BENONI STORAGE FACILITY, 18 MOORE AVENUE, BENONI, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT BENONI STORAGE FACILITY, 18 MOORE AVENUE, BENONI: ERF 2139 ALLIANCE EXTENSION 5 TOWNSHIP REGISTRATION DIVISION I.R, GAUTENG PROVINCE MEASURING: 319 (THREE ONE NINE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T25658/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: 2139 POLLERAS STREET, ALLIANCE EXTENSION 5, BENONI Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R10 000.00 (Refundable) cheque or eft prior to the commencement of the auction; d) All conditions applicable to registration; e) Rules of auction and conditions of sale may be inspected 24 Hours prior the auction. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consist of: 1 Lounge, 1 Kitchen, 3 Bedrooms, 2 Bathrooms, 1 Shower, 2 Toilets and a Garage.

Dated at PRETORIA, 2024-05-28.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: (012) 325-4185/9. Fax: (086) 775-1985. Attorney Ref: C. VAN WYK/Marelize/SA3091.

**Case No: 2020/30008**

**Docex: DOCEX 27 BEDFORDVIEW**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and MAHLAHA: KGOTSO JUSTICE (ID NO. 681012 5702 08 0), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 09:00, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R280 000.00 will be held at the offices of the Sheriff PALM RIDGE at 39A LOUIS TRICHARDT STREET, ALBERTON NORTH at 9:00 on 10 JULY 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 473 A P KHUMALO TOWNSHIP, REGISTRATION DIVISION: I. R., THE PROVINCE OF GAUTENG, MEASURING 272 (TWO HUNDRED AND SEVENTY TWO) SQAURE METRES, HELD BY DEED OF TRANSFER NUMBER TL18046/2018, SITUATED AT 473 NTEMA STREET, A P KHUMALO with chosen domicilium citandi et executandi at 532 PHAKE SECTION, KATLEHONG. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, bathroom, bedrooms and kitchen. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS."1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5%



on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT.2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Palm Ridge, 39a Louis Trichardt Street, Alberton North. The office of the Sheriff Mr. Ian Burton of his Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R25 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card, (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the Sheriff PALM RIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH.

Dated at BEDFORDVIEW, 2024-05-22.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORDVIEW, BEDFORDVIEW. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 109430/D GELDENHUYS / LM.

**Case No: 2021/15761**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and SMIT, JOHAN LOUW JURGENS, First Defendant and SMIT, ANNA JACOBA, Second Defendant**

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

**2024-07-05, 14:00, SHERIFF BRAKPAN at 127B KITZINGER AVENUE, BRAKPAN**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 26 OCTOBER 2023, a sale will be held at the office of the SHERIFF BRAKPAN at 127B KITZINGER AVENUE, BRAKPAN on 5 JULY 2024 at 14H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the SHERIFF BRAKPAN at 127B KITZINGER AVENUE, BRAKPAN, subject to a reserve price set at R980,000.00. ERF 238 DALVIEW TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 1110 (ONE THOUSAND ONE HUNDRED AND TEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T29420/2012 Situated at: 17 Bekker Road, Dalview, Brakpan. Magisterial Court District (Brakpan) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: Main Building - Lounge, Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms, 2 Garages Outside Building - 1 Flat, 1 Cottage THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's 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 127B KITZINGER AVENUE, BRAKPAN. The office of the SHERIFF BRAKPAN will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF BRAKPAN at 127B KITZINGER AVENUE, BRAKPAN.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR6912/S961/N. Erasmus/CO.



Case No: 2016/20243

Docex: 27 BEDFORDVIEW

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and NEMAKONDE: MUTSHINYALO ALEX (ID NO. 671113 5703 08 6), 1ST DEFENDANT and NEMAKONDE: MABLE KENEILOE (ID NO. 740503 0339 08 3), 2ND DEFENDANT**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 14:00, 61 VAN RIEBEECK AVENUE, ALBERTON**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Pretoria in the suit, a sale to the highest bidder without a reserve price will be held at the offices of the Sheriff Acting JOHANNESBURG EAST at 61 VAN RIEBEECK AVENUE, ALBERTON at 14:00 on 10 JULY 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 228 LORENTZVILLE TOWNSHIP, THE REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG, MEASURING: 447 (FOUR HUNDRED AND FORTY SEVEN) SQUARE METRES, HELD BY: DEED OF TRANSFER NO.T1120/2007, SITUATED AT : 47 KIMBERLY ROAD, LORENTZVILLE also chosen domicilium citandi et executandi, THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, bathroom, bedrooms and kitchen. (The accuracy thereof can however not be guaranteed).THE NATURE,EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS."1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 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 Johannesburg East, 61 Van Riebeeck Avenue, Alberton. The office of the Deputy Sheriff Mr. Ian Burton or his/her 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- refundable 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 Sheriff's Office Johannesburg East, 61 Van Riebeeck Avenue, Alberton 24 hours prior to the auction.

Dated at GERMISTON, 2024-05-13.

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: 107079 /D GELDENHUYS / LM.

Case No: 2022/2447

Docex: DOCEX 27 BEDFORDVIEW

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and ROODT: HESTER SALOMINA (ID NO. 751105 0059 087), Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 10:00, 6A THIRD STREET, BLOEMFONTEIN**

In execution of a judgment of the High Court of South Africa, Free State Local Division - Bloemfontein in the suit, a sale to the highest bidder subject to a reserve price of R813 000.00 will be held at the offices of the Sheriff BLOEMFONTEIN at 6A THIRD STREET, BLOEMFONTEIN at 10:00 on 10 JULY 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 17734 BLOEMFONTEIN EXTENSION 120 DISTRICT BLOEMFONTEIN: PROVINCE FREE STATE, MEASURING: 1056 (ONE THOUSAND AND FIFTY SIX) SQUARE METRES, HELD BY: DEED OF TRANSFER T09352/2019. SITUATE AT: 29 BONTEBOK STREET, FAUNA 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: 3 bedrooms, 2 bathrooms, kitchen,

lounge and 2 garage. OUT BUILDING: cottage, 3 bedrooms, bathroom and kitchen. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "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 Bloemfontein East at 3 7th Street, Bloemfontein. The sale will be conducted at the office of Sheriff Bloemfontein West with auctioneers M Roodt and/or P. Roodt. 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 ID and address particulars (c) Payment of registration money, (d) Payment of a registration fee of R45 000.00. (e) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Bloemfontein East at 3 7th Street, Bloemfontein.

Dated at BEDFORDVIEW, 2024-05-16.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD, BEDFORDVIEW. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 110674/D GELDENHUYS / LM.

**Case No: 35449/2020**

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 SIBUSISO THAZA NGWENYA (BORN ON 14TH OCTOBER 1982), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-02, 11:00, Sheriff Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 02 AUGUST 2021 in terms of which the following property will be sold in execution on 02 July 2024 at 11H00 by The Sheriff Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House to the highest bidder with reserve price of R569 000.00. A Unit consisting of- (a) Section Number No. 61 as shown and more fully described on Sectional Plan No SS16082008, in the scheme known as ASCARI in respect of the land and building or buildings situated at DOUGLASDALE EXTENSION 169 TOWNSHIP; LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 143 (ONE HUNDRED AND FOURTY THREE) SQUARE METRES in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST019430/2008 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED. ("the Property") be declared executable for the aforesaid amounts; ZONED: RESIDENTIAL SITUATED AT: UNIT 61 ASCARI, NIVEN ROAD, DOUGLASDALE EXT 169 INVENTORY: PROPERTY: IN A SECURITY COMPLEX. DESCRIPTION: TOP FLOOR UNIT WITH A LOFT consisting of OPEN PLAN - LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN - WITH TILED FLOORS AND BUILT IN CUPBOARDS, 2 BATHROOMS WITH TILED FLOORS (1 EN-SUITE), 3 BEDROOMS WITH TILED FLOORS AND BUILT IN CUPBOARDS, CARPORTS DOUBLE & COVERED, CONCRETE WALL, FENCING, TILED ROOF, BRICK & MORTAR, ALUMINIUM WINDOW FRAMES. (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 Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand. The Sheriff

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(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 Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT, 2024-06-05.

Attorneys for Plaintiff(s): Y JOHNSON INCORPORATED, Ground Floor, Block 5, Clearwater Office Park, Millenium Boulevard, Strubensvalley. Telephone: 011 675-7822. Fax: 086 611 9920. Attorney Ref: YJOHNSON/319296/N56/SK.

Case No: 7927/2021

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and JOHANNES DAVIDS (IDENTITY NUMBER: 601001 5022 08 3), FIRST DEFENDANT and NAOMI ELIZABETH DAVIDS (IDENTITY NUMBER: 600430 0113 08 7), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-03, 08:00, SHERIFF SOWETO EAST NO: 5 2ND AVENUE CNR STATION ROAD, ARMADALE (KNOWN AS VIKING)**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 18 October 2023 in terms of which the following property will be sold in execution on 03 July 2024 at 08h00 by The SHERIFF SOWETO EAST at NO: 5 2ND AVENUE CNR STATION ROAD, ARMADALE (KNOWN AS VIKING) to the highest bidder with reserve price of R560 077.06. CERTAIN: ERF 1091 KLIPSPRUIT WEST EXTENSION 2 TOWNSHIP REGISTRATION DIVISION: I.Q. PROVINCE: GAUTENG MEASURING: 516 (FIVE HUNDRED AND SIXTEEN) SQUARE METRES AS HELD: UNDER DEED OF TRANSFER. T054777/2005 SITUATED AT: 2 BARNES PLACE, KLIPSPRUIT WEST EXT 2. DOMICILIUM CITANDI 89 ALABASTER STREET, ENNERDALE EXT 11 ET EXECUTANDI INVENTORY: 1 X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 1X PANTRY, 1X SCULLERY, 1X LAUNDRY, 1X FAMILY ROOM, 4X BEDROOMS, 2X BATHROOMS, OUTBUILDINGS: 1X STOREROOM, 1X 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% (Six percent) on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3,5% (three comma five percent) on R100 001-00 to R400 000-00 and 1,5% (one comma five percent) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000-00, plus VAT, in total and a minimum of R3 000-00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (ten percent) of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's Trust Account immediately upon closing of the bid and the balance against transfer shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the The SHERIFF SOWETO EAST at NO: 5 2ND AVENUE CNR STATION ROAD, ARMADALE (KNOWN AS VIKING). The Sheriff SOWETO EAST will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R10 000.00(refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The SHERIFF SOWETO EAST at NO: 5 2ND AVENUE CNR STATION ROAD, ARMADALE (KNOWN AS VIKING) during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road DEC Parkwood, Johannesburg

Dated at ROODEPOORT, 2024-05-08.

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/319474/D37/SN .

Case No: 2021/49316

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and KRUGER, HENRY JOHN, First Defendant and  
KRUGER, SANDRA VERONICA, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-05, 10:00, SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN,  
ROODEPOORT**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 18 MAY 2023, a sale will be held at the office of the SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on 5 JULY 2024 at 10H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT, subject to a reserve price set at R1,000,000.00. ERF 494 LITTLE FALLS EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 1053 (ONE THOUSAND AND FIFTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T43061/1991 Situated at: 805 Cascades Road, Little Falls Ext. 1, Roodepoort Magisterial Court District (Roodepoort) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: MAIN BUILDING: LOUNGE, LIVING ROOM, DINING ROOM, KITCHEN, 5 BEDROOMS, 3 BATHROOMS, 1 STUDY, 2 GARAGES THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's 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 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. The office of the SHERIFF ROODEPOORT NORTH will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR5906/K526/N. Erasmus/CO.

Case No: 2021/7980

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PTY LTD - First Plaintiff and  
ABSA BANK LIMITED - Second Plaintiff and JERAM, SURESH RAMSAY - First Defendant and JERAM,  
SURIYAKUMARIE - Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-03, 08:00, SHERIFF LENASIA at 5 2nd AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS  
VIKING)**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 20 JULY 2022, a sale will be held at the office of the SHERIFF LENASIA at 5 2nd AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING) on 3 JULY 2024 at 08H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the SHERIFF LENASIA at 5 2ND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING), subject to a reserve price set at R500,000.00. ERF 418 LENASIA SOUTH EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG, MEASURING 487 (FOUR HUNDRED AND EIGHTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T30456/2016 Situate at: 418 Camden Lane, Lenasia South Ext 1, Lenasia Magisterial Court District (Lenasia) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: MAIN BUILDING: Entrance Hall, Lounge, Dining Room, Living Room, Study Room, Kitchen, Scullery, 3 Bedrooms, 2 Bathrooms, 2 Garages, 2 Carports, Servants Quarters With 1 Bedroom & 1 Bathroom THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED



AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at 5 2nd AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING). The office of the Sheriff - LENASIA will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.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 LENASIA at 5 2nd AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING).

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR6443/J277/N. Erasmus/CO.

**Case No: 50590/2017**

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Classic Crown Properties 55 CC, First Judgment Debtor, Calvin Nyiko Maphophe, Second Judgment Debtor and Thandiwe Lydia Maphophe, Third Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-07-05, 10:00, 182 Progress Road, Lindhaven, Roodepoort**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Roodepoort at the Sheriff's Offices, 182 Progress Road, Lindhaven, Roodepoort on Friday, 05 July 2024 at 10h00. Full conditions of sale can be inspected at the Sheriff Roodepoort, at the abovementioned address 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 3469 Northcliff Ext 25 Township Registration Division: IQ Gauteng Province Measuring: 1 010 square metres Deed of Transfer: T150498/2002 Also known as: 85 Maluti Avenue, Northcliff Ext 25. Magisterial District: Johannesburg Central Improvements: Main Building: 5 bedrooms, 3 bathrooms, TV/living room, dining room, lounge, study, kitchen, pantry, bar. Outbuilding: 2 garages, carport, swimming pool. Other detail: Fencing - brick, outer wall finishing - plaster, inner floor finishing - tiles, wood. 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. Payment of a Registration fee of R 50 000.00 (refundable) 4. Registration conditions

Dated at Pretoria, 2024-06-12.

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/F4895.

**Case No: 047090/2022**

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Boikanyo Jeffrey Rapoo, First Judgment Debtor and Lorraine Florence Mahlobogoane, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-07-05, 10:00, 182 Progress Avenue, Technikon, Roodepoort**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Roodepoort South at the Sheriff's Offices, 182 Progress Avenue, Technikon, Roodepoort on Friday, 05 July 2024 at 10h00. Full conditions of sale can be inspected at the offices of the Sheriff Roodepoort South, 182 Progress Avenue, Technikon, Roodepoort, who can be contacted on (011)760 1172, 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 18683 Bram Fischerville Ext 14 Township Registration Division: IQ Gauteng Province Measuring: 266 square metres Deed of Transfer: T40518/2010 Also known as: 29 Platinum Close, Bram Firscherville Ext 14. Magisterial District: Johannesburg West Improvements: A single storey, freestanding building with: Main Building: 2 bedrooms, 1

bathroom, 1 toilet, kitchen, lounge. Other Detail: Brick walls, tile roof, tile floors, brick fence, paving. Zoned: Residential Take further notice that: 1. This is a sale in execution pursuant to a judgment obtained in the above court 2. The Rules of this auction is available 24 hours prior to the auction at the office of the Sheriff Roodepoort South, 182 Progress Avenue, Technikon, Roodepoort. 3. 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 office of the Sheriff for Roodepoort South will conduct the sale Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 2024-06-12.

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/F7280.

**Case No: 35804/2018**

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

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

NOTICE OF SALE IN EXECUTION

**2024-07-04, 10:00, 5 Anemoon Street, Glen Marais Ext 1, Kempton Park**

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Kempton Park and Tembisa at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park on Thursday, 04 July 2024 at 10h00. Full conditions of sale can be inspected at the office of the Sheriff Kempton Park and Tembisa at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 3202 Clayville Ext 21 Township Registration Division: JR Gauteng Province Measuring: 263 square metres Deed of Transfer: T3637/2012 Also known as: 3202 Insimbi Street, Clayville Ext 27. Magisterial District: Ekurhuleni North Improvements: Main Building: 2 bedrooms, 1 bathroom, TV/living room, kitchen. Outside Building: Carport. Zoning: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3. Registration conditions

Dated at Pretoria, 2024-06-12.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F5900.

**Case No: 3330/2023**

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

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

NOTICE OF SALE IN EXECUTION

**2024-07-02, 10:00, Shop No. 2 Vista Centre, 22 Hilary Road, cnr Trevor Street, Gillview, Johannesburg**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Johannesburg South at the Sheriff's Office, Shop No. 2 Vista Centre, 22 Hilary Road cnr Trevor Street, Gillview, Johannesburg on Tuesday, 02 July 2024 at 10h00. Full conditions of sale can be inspected at the offices of the Sheriff Johannesburg South, Shop No. 2 Vista Centre, 22 Hilary Road cnr Trevor Street, Gillview, Johannesburg who can be contacted on (011)680 0352, 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 127 Kenilworth Township Registration Division: IR Gauteng Province Measuring: 495 square metres Deed of Transfer: T14082/2017 Also known as: 233 Bertha Street, Kenilworth. Magisterial District: Johannesburg Central Improvements: A freestanding single storey building with: Main Building: 3 bedrooms, 2 bathrooms, 1 shower, 2 toilets, dining room, kitchen, brick walls, zinc roof and tile floors. Outbuilding: 2 open cottages, toilet, carport, 2 garages, tile roof. Other information: brick fence, paving. Zoned: Residential Take further notice that: 1. This sale is a sale in execution pursuant to a judgment obtained in the above court 2. The Rules of this auction is available 24 hours prior to the auction at the office of the Sheriff Johannesburg South, Shop No. 2 Vista Centre, 22 Hilary Road, cnr Trevor Street, Gillview. 3. 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 refundable Registration fee of R 50 000.00 in cash or EFT that must reflect in



the Sheriff's account prior to the sale iv. 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, 2024-06-12.

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/F7334.

**Case No: 9089/2023**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Execution Creditor and  
STUART JOHN FREDERICK LYNERS (ID NO: 880217 5075 08 5), Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-09, 12:00, PROPERTY: 46 RAILWAY AVENUE BELLVILLE SOUTH BELLVILLE**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Western Cape Division, Cape Town) in the abovementioned suit, a sale, subject to a reserve price of R800 000.00, will be held on TUESDAY, 9 JULY 2024 at 12h00 at the PROPERTY: 46 RAILWAY AVENUE BELLVILLE SOUTH BELLVILLE The conditions of sale which will lie for inspection at the offices of the Sheriff for the High Court, KUILS RIVER NORTH. (a) REMAINDER ERF 212409 BELLVILLE, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE; (b) IN EXTENT: 598 (FIVE HUNDRED AND NINETY EIGHT) SQUARE METRES; (c) HELD BY DEED OF TRANSFER NO.T43490/2019; (d) SITUATED AT 46 RAILWAY AVENUE, BELLVILLE SOUTH, BELLVILLE; THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- DWELLING WITH TILED ROOF, BRICK PLASTERED WALLS CONSISTING OF: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS/TOILETS. ADDITIONAL IMPROVEMENTS: VIBERCRETE, SAFETY GATES, BURGLAR BARS. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer. 5. GENERAL NOTICE: Registration as a buyer is a pre-requisite subject to specific conditions inter alia: In accordance with the Consumer Protection Act 68 of 2008 5.1 FICA legislation requirements: proof of ID and residential address; 5.2 Registration fee payable; 5.3 Registration conditions.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC. - T. STRAUSS, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Telephone: 021 410 2200. Attorney Ref: SOU106/1400.

**Case No: 4433/2021**

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

**In the matter between: ABSA BANK LIMITED (Reg nr: 1986/004794/06), Execution Creditor and MATHYS  
ADRIAAN SWART (ID: 850116 5261 081), Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-03, 10:00, Sheriff Secunda Highveldridge Evander at the Office of the Sheriff, situated at 25  
Pringle Street, Secunda**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Rules 31(2)(a), 46(1)(a)(ii) and Rule 46A(8)(e) order granted on 8 August 2023, the

above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result, thereof, the undermentioned property will be put up for auction by the Sheriff Secunda Highveldridge Evander at the Office of the Sheriff, situated at 25 Pringle Street, Secunda on 3 July 2024 at 10H00, which is more fully described as: CERTAIN: ERF 1105 SECUNDA TOWNSHIP REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA MEASURING 933 (NINE HUNDRED AND THIRTY-THREE) SQUARE METRE HELD BY DEED OF TRANSFER T4985/2012 SUBJECT TO THE CONDITIONS THEREIN CONTAINED THE PROPERTY IS ZONED AS: RESIDENTIAL and situated at Erf 1105 Secunda, also known as 3 Hefer Street, Secunda Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS Main Building: 1 x Entrance Hall, 1x Lounge, 1 x Living Room, 1 x Kitchens, 3 x Bedrooms, 2 x Bathrooms 1 x Separate Toilet Outbuilding: 1 x Single Garages, Servants quarters consisting of 1 x Bedroom, 1 x Bathroom, 1 x Laundry The immovable property registered in the name of the Defendant is situated in the Magisterial District of Thabazimbi A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: [http://thornton.co.za/resources/34180\\_rg9515\\_gon293.pdf](http://thornton.co.za/resources/34180_rg9515_gon293.pdf) Inspect Conditions at Sheriff Secunda Highveldridge Evander Tel: 071 194 5372 / 071 306 1999

Dated at PRETORIA

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Telephone: 012 470 7537. Fax: 012 470 7766. Attorney Ref: PR4333/ak/MW Letsoalo.

**Case No: 038660/2022**

**Docex: 19, Pretoria**

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

**In the matter between: NEDBANK LIMITED (previously known as NEDCOR BANK LIMITED), PLAINTIFF and MAGANE BENEDICT NAMOLANE, FIRST DEFENDANT and MAGANE DORA MABAREI, SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-04, 10:00, SHERIFF OF THE HIGH COURT ODI at 2956 Dr MOKGOKONG STREET, BLOCK U, EXTENTION 1, MABOPANE, 0190**

In pursuance of judgment granted by this Honourable Court and a Warrant of Execution issued thereafter, the under mentioned immovable property will be sold in Execution with a reserve price of R260 000.00 by SHERIFF OF THE HIGH COURT ODI at 2956 Dr MOKGOKONG STREET, BLOCK U, EXTENTION 1, MABOPANE, 0190 on 4th OF JULY 2024 at 10h00, to the highest bidder. Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT ODI at 2956 Dr MOKGOKONG STREET, BLOCK U, EXTENTION 1, MABOPANE, 0190 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 201 MABOPANE-C EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION: J.R., LOCAL AUTHORITY: TSHWANE METROPOLITAN MUNICIPALITY, PROVINCE OF GAUTENG MEASURING: 300 (THREE HUNDRED) SQUARE METERS HELD UNDER DEED OF TRANSFER NUMBER: T89771/2008 PROPERTY ZONED: RESIDENTIAL ALSO KNOWN AS: ERF 201 BLOCK C, MABOPANE-C TOWNSHIP. IMPROVEMENTS: 3 X BEDROOMS, LOUNGE, DINING ROOM, KITCHEN, 2 X BATHROOMS, OUTSIDE TOILET, GARAGE, TILE FLOORING AND TILE ROOFING. (NOT GUARANTEED). a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation i.r.o. proof of identity and address particulars. c) Payment of a Registration Fee of R20,000.00 prior to the commencement of the auction in order to obtain a buyer's card. d) Registration conditions Advertising costs at current publication rates and sale costs according to court rules, apply. Purchaser shall pay the sheriff a deposit of 10 per cent of the purchase price in cash or by bank guaranteed cheque on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions, clause 4 of the Conditions of Sale. Should the purchaser received possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price.

Dated at.

Attorneys for Plaintiff(s): VAN HEERDENS INC t/a VHI ATTORNEYS, i@Consulting Building, Block@ Nature, Block B, 2nd Floor, 472 Botterklapper Street, Die Wilgers, Lynnwood, Pretoria East. Telephone: 012-111 0121. Attorney Ref: GROENEWALD/LL/GN2002

Case No: 13466/2022

Docex: Docex 235 Pretoria

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED**, Registration Number: 1962/000738/06, Execution Creditor/Plaintiff and **KEBONE MMUSHI** (Identity Number: 780601 0407 081), Execution Debtor/Defendant

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-04, 10:00, SHERIFF ODI at 2956 DR MOKGOKONG STREET, EXTENSION 1, MABOPANE, 0190**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit with a reserve of R478 126.00 will be held at the office of the SHERIFF ODI at 2956 DR MOKGOKONG STREET, EXTENSION 1, MABOPANE, 0190 on THURSDAY, 04 JULY 2024 at 10H00 HRS the under mentioned property of the defendants on the conditions which will lie for inspection prior to the sale at the offices of SHERIFF ODI at 2956 DR MOKGOKONG STREET, EXTENSION 1, MABOPANE, 0190. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: ZONED: GENERAL RESIDENTIAL IMPROVEMENTS: 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 5X BEDROOMS, 2X BATHROOMS, 1X TOILET (Improvements / Inventory - Not Guaranteed) CERTAIN: ERF 3125 GA-RANKUWA UNIT 9 TOWNSHIP REGISTRATION DIVISION J.R, PROVINCE OF NORTH WEST MEASURING 280 (TWO HUNDRED AND EIGHTY) SQUARE METRES HELD BY DEED OF TRANSFER T055214/10 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: 3125 GA-RANKUWA, UNIT 9 TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. AUCTIONEER'S CHARGES, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the first R100 000.00 (HUNDRED THOUSAND RAND); 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE POINT FIVE PERCENT) on the balance of the proceeds of the sale subject to a maximum commission of R 40 000.00 plus Vat in total and a minimum of R 3000.00 plus Vat (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser. TAKE FURTHER NOTICE THAT: 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. This is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of this execution will be available 24 hours prior to the auction at the office of the SHERIFF ODI at 2956 DR MOKGOKONG STREET, EXTENSION 1, MABOPANE, 0190. 4. Registration as a buyer is a pre-requisite subject to specific certain conditions, inter alia: 4.1 Directives of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 4.2 FICA registration with regard to identity and address particulars; 4.3 Registration fee payable, refundable after sale if not buying; 4.4 Registration conditions. 5. The sale will be conducted at the offices of SHERIFF ODI at 2956 DR MOKGOKONG STREET, EXTENSION 1, MABOPANE, 0190. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at PRETORIA.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Telephone: 012 362 3137. Fax: 086 694 4081. Attorney Ref: Attiyah Hassim/NN/FOR2/0899 - Email: [Attiyah@mjs-inc.co.za](mailto:Attiyah@mjs-inc.co.za).

Case No: 2021/15882

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

In the matter between: **FIRSTRAND BANK LIMITED** (Judgment Creditor) and **VENKETSAMY: KESAVAN**, IDENTITY NUMBER: 850329 5052 083 (Judgment Debtor)

## NOTICE OF SALE IN EXECUTION - AUCTION

**2024-07-05, 10:00, SHERIFF ROODEPOORT NORTH – 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT**

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 R100,000.00 will be held at 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT for the above named Defendant, and has arranged for the immovable property to be sold by the at SHERIFF ROODEPOORT NORTH - 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT at 10:00 on 5 JULY 2024 of the under-mentioned property on the conditions which will lie for inspection at the offices of the Sheriff Roodepoort North prior to the sale : CERTAIN A unit consisting of : (a) Section No 36 as shown and more fully discribed on sectional Plan no SS238/1997 in the scheme known as PANORAMA VIEW In respect of the land and building or buildings situate at ALLEN'S NEK EXTENTION 19

TOWNSHIP LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, According to the said sectional plan, is 33 ( thirty 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 the deed of Transfer no: ST9888/08 Subject to the conditions therein contained and especially to the reservation of rights to minerals Which bears the physical address: Unit 24 (door 36) Panorama view, kudu street, Allen's Nek, Weldevreden park, Roodepoort. 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 1 Bedroom, 1 Bathroom, 1 WC, Kitchen, Shadeport 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 ROODEPOORT NORTH - 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT . The office of the sheriff Roodepoort North Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address 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 ROODEPOORT NORTH - 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT

Dated at SANDTON, 2024-06-11.

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/MAT16663.

**Case No: 2022/003426**

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

**In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor) and JOHNWYN ANDREWS, IDENTITY NUMBER: 860308 5036 088 (1st Judgment Debtor) and RHODA LOMARIE ANDREWS, IDENTITY NUMBER: 890111 0123 081 (2nd Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2024-07-01, 11:00, Sheriff of Centurion West: 229 Blackwood Street, Hennopspark, Centurion**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R1,093,443.31 will be held at 229 Blackwood Street, Hennopspark, Centurion, for the immovable property to be sold by the Sheriff of Centurion West: 229 Blackwood Street, Hennopspark, Centurion, on 1 July 2024 at 11:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the Sheriff of Centurion West: 229 Blackwood Street, Hennopspark, Centurion: CERTAIN Erf 131 Hennopspark Township Registration Division J.R Province of Gauteng Measuring 2221 (two thousand two hundred and twenty one) square metres Held by deed of transfer T23587/2014 Which bears the physical address: 129 Maroela Street, Hennopspark, Centurion The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL Main dwelling consists of: Entrance Hall, Lounge, Dining Room, Study, Kitchen, 3 Bedrooms, 2 Bathrooms, 2 WC's, 2 Showers, 2 WC's, 2 carports, outside entertainment area Second Dwelling consists of: Study, Kitchen, 1 Bedroom, 1 Shower and WC, Carport THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff of Centurion West: 229 Blackwood Street, Hennopspark, Centurion. The office of the sheriff of the High Court for Centurion West will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (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 Centurion West: 229 Blackwood Street, Hennopspark, Centurion



Dated at SANDTON, 2024-06-11.

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/MAT20862.

**Case No: 63454/2021**

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

**In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor) and SIMEON KARABO THABO MUTSHEKWANE, IDENTITY NUMBER: 8106295775081 - (1st Judgment Debtor) and DINEO ALINAH MUTSHEKWANE, IDENTITY NUMBER: 8305270590081 (2nd Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2024-07-01, 11:00, Sheriff of Centurion West: 229 Blackwood Street, Hennopspark, Centurion**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R2,000,000.00 will be held at 229 Blackwood Street, Hennopspark, Centurion, for the immovable property to be sold by the Sheriff of Centurion West: 229 Blackwood Street, Hennopspark, Centurion, on 1 July 2024 at 11:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the Sheriff of Centurion West: 229 Blackwood Street, Hennopspark, Centurion: CERTAIN Erf 135 Monavoni Extension 3 Township Registration Division J.R Province of Gauteng Measuring 890 (Eight hundred and ninety) square metres Held by deed of transfer T45665/2017 Subject to the conditions therein contained and more especially subject to the conditions imposed in favour of Stoney Ridge Country Estate Home Owners Association NPC Which bears the physical address: 135 ANDESITE NORTH AVENUE, MONAVONI EXTENSION 3, CENTURION The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of: Entrance Hall, Lounge, Family room, Dining Room, Kitchen, Pantry, Scullery, 3 Bedrooms, 3 Bathrooms, 4 WC's, 2 Showers, 2 WC's, Dressing Room, 2 out garages, Outside bathroom/WC THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff of Centurion West: 229 Blackwood Street, Hennopspark, Centurion. The office of the sheriff of the High Court for Centurion West will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (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 Centurion West: 229 Blackwood Street, Hennopspark, Centurion

Dated at SANDTON, 2024-06-11.

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/MAT20847.

**Case No: 2021/30974**

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

**In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor) and NEVUARI: GUDANI, IDENTITY NUMBER: 9104145785086 - (1st Judgment Debtor) and NEVUARI CONSULTING PROPRIETARY LIMITED, REGISTRATION NUMBER: 2016/541188/07 (2nd Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2024-07-01, 11:00, Sheriff of Centurion West: 229 Blackwood Street, Hennopspark, Centurion**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R510,857.36 will be held at 229 Blackwood Street, Hennopspark, Centurion, for the immovable property to be sold by the Sheriff of Centurion West: 229 Blackwood Street, Hennopspark, Centurion, on 1 July 2024 at 11:00 of the under-mentioned property on the conditions which

will lie for inspection at the offices of the Sheriff of Centurion West: 229 Blackwood Street, Hennopspark, Centurion: CERTAIN Erf 10706 Olievenhoutbos Extension 30 Township Registration Division J.R Province of Gauteng Measuring 302 (Three Hundred and Two) Square Metres Held by Deed of transfer number T72880/2018 Subject to the conditions imposed in favour of Olievenhoutbos Homeowners Association NPC Which bears the physical address: 10706 Lekhittlane Street, Olievenhoutbos Extension 30 The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of 3 Bedrooms, 2 Bathrooms, Lounge, Kitchen, Shower, 2 WC'S, Car port THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff of Centurion West: 229 Blackwood Street, Hennopspark, Centurion. The office of the sheriff of the High Court for Centurion West will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (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 Centurion West: 229 Blackwood Street, Hennopspark, Centurion

Dated at SANDTON, 2024-06-11.

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/MAT20770.

**Case No: 2018/9128**

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

**In the matter between: FIRSTSTRAND BANK LIMITED (Judgement Creditor) and SPHIWE ENOCH DAWEDE, IDENTITY NUMBER: 791021 5340 087 - (1st Judgment Debtor) and FREDERICK NGWENYA, IDENTITY NUMBER: 780606 5692 082 (2nd Judgment Debtor)**

**NOTICE OF SALE IN EXECUTION - AUCTION**

**2024-07-05, 10:00, ACTING SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH - 182 PROGRESS AVENUE TECHNIKON ROODEPOORT**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R350,000.00 will be held at 182 PROGRESS AVENUE TECHNIKON ROODEPOORT over the immovable property of the above named Defendant, and has arranged for the immovable property to be sold by the ACTING SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH at 10:00 on 5th of JULY 2024 of the under-mentioned property on the conditions which will lie for inspection at the offices of the ACTING SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH prior to the sale : CERTAIN Erf 577 Fleurhof Extension 2 Township Registration Division I.Q Gauteng Province Measuring 111 (one hundred and eleven) square metres Held by deed of transfer T6317/2011 Subject to the conditions therein contained Which bears the physical address: 577 Phlox Lane, Fleurhof Extension 2, Roodepoort 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: 2 Bedrooms, 1 Bathroom, WC, Lounge, Kitchen 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 ACTING SHERIFF ROODEPOORT SOUTH - 182 PROGRESS AVENUE TECHNIKON ROODEPOORT. The office of the ACTING SHERIFF ROODEPOORT SOUTH will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the ACTING SHERIFF ROODEPOORT SOUTH - 182 PROGRESS AVENUE TECHNIKON ROODEPOORT



Dated at SANDTON, 2024-06-11.

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/MAT22007.

**Case No: 378/2023**

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and CHIPYANE CLIFTON NKADIMENG, IDENTITY NUMBER: 680409 5405 08 9, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-07-10, 10:00, 66 PLATINUM STREET, LANDINE, POLOKWANE**

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 378/2023 dated the 5 October 2024 and writ of attachment be sold to the highest bidder with a reserve of R1 500 000.00 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, POLOKWANE, 66 PLATINUM STREET, LANDINE, POLOKWANE ON 10 July 2024 AT 10:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, POLOKWANE, 6 PLATINUM STREET, LANDINE, POLOKWANE 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 168 Situate in the Township of Welgelegen, Registration Division L. S., Northern Province, Measuring 2120 (two thousand one hundred and twenty) Square Metres, held by Deed of Transfer no. T158814/2023 also known as: 82 General Viljoen Street, Welgelegen, Polokwane Improvements: Single Freestanding House with Brick Walls, Corrugated Iron Roof and Tile Floor - 2 Lounge, Dining room, 4 Bedrooms, Kitchen, Scullery, 2 Bathroom Outbuilding, Carport, Storeroom & office Fenced, Swimmingpool, Borehole & lapa

Dated at PRETORIA, 2024-06-03.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, C/O HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA, C/O RS CHAMBERS, 30A BODENSTEIN STREET, POLOKWANE. Telephone: 0123254185. Fax: 0123255420. Attorney Ref: MAJOTH/IDB/GT13353.

**Case No: 7001/2021**

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and MOLEPA SAMSON MOGASHOA, IDENTITY NUMBER: 811004 5420 08 9, FIRST DEFENDANT AND RAMADIMETSE MPHO MPHABLELE, IDENTITY NUMBER: 850922 1316 08 8, SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-07-10, 10:00, 66 PLATINUM STREET, LANDINE, POLOKWANE**

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 7001/2021 dated the 23 February 2023 and writ of attachment be sold to the highest bidder with a reserve of R1 900 000.00 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, POLOKWANE, 66 PLATINUM STREET, LANDINE, POLOKWANE ON 10 July 2024 AT 10:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, POLOKWANE, 6 PLATINUM STREET, LANDINE, POLOKWANE 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 35815 Bendor Extension 101 Township, Registration Division L. S., Limpopo Province, Measuring 406 (four hundred and six) Square Metres, held by Deed of Transfer no. T1061/2018, subject to the conditions therein contained and more especially subject to the conditions imposed in favour of Woodhill Polokwane Homeowners Association NPC registration Number 2007/031770/08 also known as: 102 Hillside Avenue, Bendor Extension 101, Polokwane Improvements: Single Freestanding House with Brick and Plastered Wall, Tile Floor and Tile Roof - Lounge, Dining room, 3 Bedrooms, Kitchen,, 2 Bathrooms, 2 Garages, Fenced, Brick & Plastered

Dated at PRETORIA, 2024-06-03.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, C/O HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA, C/O RS CHAMBERS, 30A BODENSTEIN STREET, POLOKWANE. Telephone: 0123254185. Fax: 0123255420. Attorney Ref: MAJOTHI/IDB/GT13175.

**Case No: 1336/2022**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O. Plaintiff and SPHIWE OLIVIA MOHLALA, Id No: 820825 0538 080, First Defendant and SIDWELL MOJALEFA MOHLALA, Id No: 751029 5269 089, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-05, 10:00, SHERIFF ROODEPOORT SOUTH at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 04TH of OCTOBER 2023 in terms of which the following property will be sold in execution on 05TH JULY 2024 at 10:00 by SHERIFF ROODEPOORT SOUTH at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT to the highest bidder with reserve of R700,000.00. ERF 71 AZAADVILLE GARDENS TOWNSHIP, REGISTRATION DIVISION I.Q., GAUTENG PROVINCE, IN EXTENT 590 (FIVE HUNDRED AND NINETY) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T40492/2018 SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO. SITUATED AT: 71 JACARANDA STREET, AZAADVILLE GARDENS DOMICILIUM ADDRESS: 39B NQEMA STREET, MEADOWLANDS, SOWETO ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: LOUNGE, KITCHEN, 3X BEDROOMS, 2X BATHROOMS, CARPORT (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office SHERIFF ROODEPOORT SOUTH The offices of the Sheriff for ROODEPOORT SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R10 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of THE SHERIFF ROODEPOORT SOUTH, 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT.

Dated at SANDTON.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA/FF/SAHL/0715.

**Case No: 18871/2020**

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 14:00, ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK AVENUE, ALBERTON**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 16th of SEPTEMBER 2021 in terms of which the following property will be sold in execution on 10TH of JULY 2024 at 14:00 by the ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK AVENUE, ALBERTON to the highest bidder with reserve of R211 000.00. SECTION NO.3 AS SHOWN AND MORE FULLY DESCRIBED ON

SECTIONAL PLAN NO. SS130/1982, IN THE SCHEME KNOWN AS PANORAMIC HEIGHTS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT BELLE-VUE TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG OR WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 80 (EIGHTY) SQUARE METRES IN EXTENT; and AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER NUMBER ST028924/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED; ("the Property") SITUATED AT: ERF 632 - UNIT 3 SS PANORAMIC HEIGHTS, BELLE-VUE, 3 ALBERT STREET, JOHANNESBURG. RESIDENTIAL ADDRESS: 4985A TUGELA STREET, ZONE 5, DIEPKLOOF ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: ENTRANCE HALL, LOUNGE, DINNING ROOM, 2X BEDROOMS, BATHROOM, 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 acting Sheriff of the High Court, JOHANNESBURG EAST. The office of the ACTING SHERIFF JOHANNESBURG EAST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK AVENUE, ALBERTON.

Dated at SANDTON, 2024-05-20.

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

**Case No: 656/2020**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff and MAPUTLE JOSEPH MATEMOTJE - Id No: 500101 5490 082, 1st Execution Debtor/Defendant and SEIPONE PAULINA MATEMOTJE - Id No: 611101 0692 084, 2nd Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-04, 10:00, SHERIFF KWAMHLANGA (MKOBOLA & MDUTJANA) at SOLOMON MAHLANGU DRIVE, 110BA MEDICAL CENTRE, KWAMHLANGA, 1022**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 17th of JANUARY 2022 in terms of which the following property will be sold in execution on the 04TH day of JULY 2024 at 10:00 by SHERIFF KWAMHLANGA (MKOBOLA & MDUTJANA) at SOLOMON MAHLANGU DRIVE, 110BA MEDICAL CENTRE, KWAMHLANGA, 1022 to the highest bidder with reserve of R703 185.34: ERF 1515 SIYABUSWA - B TOWNSHIP, REGISTRATION DIVISION J.S., THE PROVINCE OF MPUMALANGA, MEASURING 610 (SIX HUNDRED AND TEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T106905/2003 SUBJECT TO THE CONDITIONS THEREIN CONTAINED; SITUATED AT: STAND 1515 THELAWAYEKA STREET, SIYABUSWA - B DOMICILIUM ADDRESS: 84 BREE STREET, JOHANNESBURG ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 3X BEDROOMS, 2X BATHROOMS, 2X GARAGES (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 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 KWAMHLANGA (MKOBOLA & MDUTJANA) office at SOLOMON MAHLANGU DRIVE, 110BA MEDICAL CENTRE, KWAMHLANGA, 1022. The offices of the SHERIFF KWAMHLANGA (MKOBOLA & MDUTJANA) 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 by EFT. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of THE SHERIFF KWAMHLANGA (MKOBOLA & MDUTJANA) at SOLOMON MAHLANGU DRIVE, 110BA MEDICAL CENTRE, KWAMHLANGA, 1022.

Dated at SANDTON, 2024-05-14.

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/S1663/7056.

**Case No: 6980/2022**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and NTSHERELETSE ISAAC MASEKOAMENG, Id No: 830901 5691 089, Defendant**

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

**2024-07-03, 10:00, SHERIFF POLOKWANE at 66 PLATINUM STREET, LADINE, POLOKWANE**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 17TH of AUGUST 2023 in terms of which the following property will be sold in execution on 03RD JULY 2024 at 10:00 by SHERIFF POLOKWANE at 66 PLATINUM STREET, LADINE, POLOKWANE to the highest bidder with reserve of R680 000.00: ERF 486 WESTENBURG EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION L.S. LIMPOPO PROVINCE MEASURING 325 (THREE HUNDRED AND TWENTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T32423/2012 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property") SITUATED AT: 42 MISSISSIPPI AVENUE, WESTENBURG EXTENSION 2, POLOKWANE DOMICILIUM ADDRESS: HOUSE 932 LEBOWAKGOMO ZONE A, LEBOWAKGOMO ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: 1x LOUNGE, 1x DINING ROOM, 4x BEDROOMS, 1x KITCHEN, 1x BATHROOM, 1x SHOWER, 1x TOILET, 2x CARPORTS Consists of a single freestanding house with brick and plastered wall tile and thatch roof and tile floor. Other information: fenced: brick concrete. (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 66 PLATINUM STREET, LADINE, POLOKWANE. The offices of the Sheriff for POLOKWANE will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R15 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of THE SHERIFF POLOKWANE, 66 PLATINUM STREET, LADINE, POLOKWANE.

Dated at SANDTON.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA/ FF/S1663/8770.

**Case No: 2022-054492**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Judgement Creditor and  
THULANE PATRIC MIYA, 1st Judgment Debtor and GLENIES DEBRAH MIYA, 2nd Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-07-11, 10:00, 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH**

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff SOWETO WEST to the highest bidder subject to a reserve price of R350 000.00 and will be held on 11 July 2024 at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH at 10H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH, prior to the sale.

CERTAIN: ERF 1779A MOLAPO TOWNSHIP, Registration Division IQ, Province of GAUTENG, being 71 NTSJA STREET, MOLAPO, SOWETO

MEASURING: 227 (TWO HUNDRED AND TWENTY SEVEN) Square Metres;

HELD under Deed of Transfer No. T15308/2013

Situated in the Magisterial District of SOWETO WEST.

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

MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS

OUTSIDE BUILDINGS: 3 STAFF QUARTERS, 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 Ndlovu Inc, Boksburg, 2024-05-21.

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: MAT4512\ BIANCA JANSEN \ TK. Attorney Acct: Hammond Pole Ndlovu Inc, Boksburg

**Case No: 063014-2023**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Judgement Creditor and  
DESIREE DUDUZILE ZWANE, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-07-09, 10:00, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW**

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff JOHANNESBURG SOUTH to the highest bidder subject to a reserve price of R980 000.00 and will be held on 09 July 2024 at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW, prior to the sale.

CERTAIN :

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

Section No 181 as shown and more fully described on Sectional Plan No. SS111/2016 ("the sectional plan") in the scheme known as BALBOA PARK in respect of the land and building or buildings situate at OAKDENE EXTENSION 16, 17 AND 18 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan is, 99 (NINETY NINE) square meters in extent ("the mortgaged section"); and

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

Situated at: UNIT 181 (DOOR 181) BALBOA PARK, 58 OAKDENE STREET, OAKDENE EXT 18

HELD under Deed of Transfer No. ST25935/2016



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

MAIN BUILDING: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, COVERED PATIO

OUTSIDE BUILDINGS: NONE

SUNDRIES: NONE

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

Dated at Hammond Pole Ndlovu Inc, Boksburg, 2024-06-21.

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: MAT2897/LEBOHANG M \ TK. Attorney Acct: Hammond Pole Ndlovu Inc, Boksburg.

**Case No: 89521/2019**

**Docex: PH46A**

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

**In the matter between: Firststrand Bank Limited, Judgement Creditor and John Young, Judgement Debtor**  
NOTICE OF SALE IN EXECUTION

**2024-07-11, 09:00, Sheriff of the High Court Storage Facility, 18 Moore Avenue, Benoni**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Acting Sheriff Benoni to the highest bidder subject to a reserve price of R540 183.00 and will be held at Sheriff of the High Court Storage Facility, 18 Moore Avenue, Benoni on 11 July 2024 at 09H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at Sheriff of the High Court Storage Facility, 18 Moore Avenue, Benoni, prior to the sale.

Certain: Erf 1365 Crystal Park Extension 2 Township, Registration Division I.R., Province of Gauteng, being 121 Heilbron Street, Crystal Park.

Measuring: 1 198 (One Thousand One Hundred and Ninety Eight) Square Metres;

Held under Deed of Transfer No. T1129/2019

Situated in the Magisterial District of Acting Sheriff Benoni.

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, Bathrooms, WC and Dressing Room.

Outside Buildings: Lounge, Kitchen, 2 Bedrooms, 2 Bathrooms, 1 Shower, 2 - WC, Garage.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2024-05-23.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT438523\AF/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 2023-024906**

**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 Kelly-Ray Wentzel, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-07-09, 10:00, 139 Beyers Naude Drive, Franklin Roosevelt Park**



In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Johannesburg West to the highest bidder subject to a reserve price of R370 000.00 and will be held on 9 July 2024 at 10H00 at 139 Beyers Naude Drive, Franklin Roosevelt Park of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 139 Beyers Naude Drive, Franklin Roosevelt Park, prior to the sale.

A Unit Consisting Of:

(a) Section No. 12 as shown and more fully described on Sectional Plan No. SS127/1997 in the scheme known as Le Jardin Villas in respect of the land and building or buildings situate at Ridgeway Extension 4 Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said sectional plan, is 72 (Seventy Two) square metres in extent;

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

Held under Deed of Transfer No. ST33505/2019

(b) An exclusive use area described as Parking Bay P12 measuring 12 (Twelve) square metres being as such part of the common property, comprising the land and the scheme known as Le Jardin Villas in respect of the land and building or buildings situate at Ridgeway Extension 4 Township, Local Authority: City Of Johannesburg, as shown and more fully described on Sectional Plan No. SS127/1997 held by Notarial Deed of Cession No. SK2297/2019

situated at Unit 12 Le Jardin Villas, 19 Egbert Street, Ridgeway Ext 4.

Situated in the Magisterial District of Johannesburg West.

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

Main Building: Lounge, Kitchen, 2 Bedrooms, Bathroom, Balcony.

Outside Buildings: Carport.

Sundries: None.

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

Dated at HP Ndlovu Inc, Boksburg, 2024-05-23.

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: MAT4701/LM/LC. Attorney Acct: HP Ndlovu Inc, Boksburg.

**Case No: 9754/2022**

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

**In the matter between: FirstRand Bank Limited, Judgement Creditor and Raymond Glen Webb, 1st  
Judgment Debtor and Claudine Webb, 2nd Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-07-10, 11:00, 99-8th Street, Springs or By Way of Online Auction**

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 R850 000.00 and will be held at 99-8TH STREET, SPRINGS OR BY WAY OF ONLINE AUCTION on 10 JULY 2024 at 11H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at, 99-8TH STREET, SPRINGS OR BY WAY OF ONLINE AUCTION, prior to the sale.

CERTAIN: ERF 131 PETERSFIELD TOWNSHIP, Registration Division I.R., Province of GAUTENG, being 70 KENT CIRCLE, PETERSFIELD

MEASURING: 1 521 (ONE THOUSAND FIVE HUNDRED AND TWENTY ONE) Square Metres;

HELD under Deed of Transfer No. T41090/2014

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: LOUNGE, DININGROOM, 2 BATHROOMS, 1 MASTER BEDROOM, 2 BEDROOMS, KITCHEN

OUTSIDE BUILDINGS: DOUBLE GARAGE, BRICK BUILDING, INNER FLOOR FINISHIN, - WOOD, GALVANISED ROOF, BRICK AND PRECAST FENCINIG, SINGLESTORY BUILDING, OUTER WALL FINISHINGPLASTER & REMOTE DRIVEWAY GATE

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, 2024-05-20.

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: MAT449133/ ANNRI FRITZ / TK. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 13925/2019**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and WEBB, GRAEME VINCENT First Defendant and WEBB, KATERINA LIZON (FORMERLY FOWLER) Second Defendant**

NOTICE OF SALE IN EXECUTION

**2024-07-11, 09H00, THE SHERIFF OF BENONI at the SHERIFF'S STORAGE FACILITY situated at 18 MOORE AVENUE, BENONI**

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 R980,000.00, will be held by THE SHERIFF OF BENONI at the SHERIFF'S STORAGE FACILITY situated at 18 MOORE AVENUE, BENONI on the 11TH day of JULY 2024 at 09h00 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of THE SHERIFF OF BENONI, 2A MOWBRAY AVENUE, BENONI.

CERTAIN: ERF 3807 BENONI EXTENSION 10 TOWNSHIP, REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG

MEASURING 2 114 (TWO THOUSAND ONE HUNDRED AND FOURTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T19740/2002

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

SITUATED: 92 MAIN ROAD, BENONI EXTENSION 10 TOWNSHIP

IMPROVEMENTS: (not guaranteed): 3 BEDROOMS, 2 BATHROOMS, KITCHEN, LOUNGE, 1 GARAGE AND 1 CARPORT

THE PROPERTY IS ZONED: RESIDENTIAL

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

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

3. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.

4. The rules of this auction will be available at least 24 hours before the auction at THE SHERIFF OF BENONI, 2A MOWBRAY AVENUE, BENONI.

5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008.

6. The auction will be conducted by the Sheriff or his Deputy.

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

1. Directive of the Consumer Protection Act 68 of 2008.

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

2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee in cash amounting to R10,000.00 (refundable).
4. Registration conditions.

Dated at Johannesburg, 2024-06-03.

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: NM/LS/N02054/ E-mail: [foreclosure3@endersteins.co.za](mailto:foreclosure3@endersteins.co.za). Attorney Acct: Enderstein Malumbete Inc.

**Case No: 2023-072780**

**Docex: 172, Johannesburg**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and KARABO KABELO THEKISO, 1<sup>st</sup>  
Defendant and XOLISWA ZOLA THEKISO, 2<sup>nd</sup> Defendant**

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

**2024-07-09, 11:00, 24 RHODES STREET, KENSINGTON B, RANDBURG**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 25<sup>th</sup> of November 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 SANDTON NORTH on TUESDAY the 09<sup>TH</sup> day of JULY 2024 at 11:00 at 24 RHODES STREET, KENSINGTON B, RANDBURG to the highest bidder with a reserve price of R1,599,802.31.

CERTAIN: PORTION 27 OF ERF 391 MAGALIESSIG EXTENSION 32 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 500 (FIVE HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T101151/2013

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND FURTHER SUBJECT TO THE TERMS AND CONDITIONS IMPOSED BY THE MULBERRY LANE HOMEOWNERS ASSOCIATION (NPC).

ZONING: General Residential (not guaranteed)

The property is situated at 127 MULBERRY LANE, LESLIE ROAD, MAGALIESSIG and consists of 1 lounge, 1 dining room, 1 kitchen, 1 pantry, 1 scullery, 3 bedrooms, 1 bathroom, 1 shower, 2 toilets, 2 out garages, 1 servants quarters, 1 bathroom with toilet, 1 covered patio, 1 balcony (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of SANDTON NORTH situated at 24 RHODES STREET, KENSINGTON B, RANDBURG or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R50,000.00 (EFT only) 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, 2024-05-15.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R.NEL/MJ/MAT103203. Attorney Acct: R. NEL.

Case No: 2021/12789

Docex: 172, Johannesburg

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and MUHAMMAD TALHA, 1<sup>st</sup> Defendant and  
HAREEM TALHA, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-09, 11:00, THE SHERIFF'S OFFICE, 24 RHODES STREET, KENSINGTON B, RANBURG**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 21st of July 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 SANDTON NORTH on TUESDAY the 9th day of JULY 2024 at 11:00 at THE SHERIFF'S OFFICE, 24 RHODES STREET, KENSINGTON B, RANBURG with a reserve price of R450 000.00.

CERTAIN:

A Unit consisting of -

(a) Section No. 28 as shown and more fully described on Sectional Plan No. SS239/2012, in the scheme known as THE BOUNDARY in respect of the land and building or buildings situated at LONE HILL EXTENSION 96 TOWNSHIP; LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 79 (SEVENTY NINE) SQUARE METRES in extent; and

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

Held by DEED OF TRANSFER NUMBER ST44470/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: Special Residential (not guaranteed)

The property is situated at SECTION 28 THE BOUNDARY, 16 DENNIS STREET, LONEHILL EXTENSION 96, SANDTON a unit consist of 1 Lounge, 1 Dining Room, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Shower, 2 Water Closets, 2 Carports and a Covered Patio (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of Sandton North, situated at 24 Rhodes Street, Kensington B, Randburg or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R50 000 (EFT) which is refundable.

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

Dated at JOHANNESBURG, 2024-05-15.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R.NEL/MJ/MAT73895. Attorney Acct: R. NEL.

Case No: 2021/48945

Docex: DX31 SANDTON SQUARE

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

**In the matter between: Nedbank Limited, Execution Creditor and TELITE: JOHANNES LEBOHANG,  
Execution Debto**

NOTICE OF SALE IN EXECUTION

**2024-07-11, 10:00, 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 05 September 2022 and varied on 20 March 2024 in terms of which the below property will be sold in execution by the Sheriff SOWETO WEST on 11 JULY 2024 at 10:00 at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH to the

highest bidder with a reserve of R440 000.00. ERF 4236 PROTEA GLEN EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I,Q., PROVINCE OF GAUTENG MEASURING 222 (TWO HUNDRED AND TWENTY TWO) SQUARE METRES HELD BY DEED OF TRANSFER T35735/2020 SUBJECT TO CONDITIONS CONTAINED THEREIN which is certain and is zoned as a residential property inclusive of the following: Main Building: LOUNGE, 3X BEDROOMS, KITCHEN, - WHICH CANNOT BE GUARANTEED. The property is situated at: 4236 (53) ISIXAXABESHA STREET, PROTEA GLEN EXT 3 in the magisterial district of JOHANNESBURG CENTRAL. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration as required by the Sheriff 4. 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 provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH during normal office hours from Monday to Friday.

Dated at Johannesburg, 2024-05-17.

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/MAT29823. Attorney Acct: Citizen.

**Case No: 2020/412**

**Docex: 172, Johannesburg**

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

**In the matter between: FIRSTSTRAND BANK LIMITED, Plaintiff and EUNICE BUYISIWE SIBIYA, Defendant**

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

**2024-07-09, 11:00, THE SHERIFF OF THE HIGH COURT, 24 RHODES STREET, KENSINGTON B, RANDBURG**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 8th of February 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SANDTON NORTH on TUESDAY the 09th day of JULY 2024 at 11H00 at THE SHERIFF OF THE HIGH COURT, 24 RHODES STREET, KENSINGTON B, RANDBURG with a reserve price of R528 000.00.

CERTAIN: SECTION NO 92 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS 1172/2008 IN THE SCHEME KNOWN AS KNIGHTSBRIDGE VILLAGE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT BRYANSTON EXTENSION 34 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 62 SQUARE METRES, AND

AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN HELD UNDER DEED OF TRANSFER NO. ST62932/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED AND SUBJECT TO THE CONDITION OF THE CHELSEA LODGE HOMEOWNERS' ASSOCIATION, NPC, REGISTRATION NUMBER 2008/009555/08 THAT THE PROPERTY MAY NOT BE TRANSFERRED WITHOUT PRIOR WRITTEN CONSENT

AN EXCLUSIVE USE AREA DESCRIBED AS BALCONY NO B3, MEASURING 4 SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS KNIGHTSBRIDGE VILLAGE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT BRYANSTON EXTENSION 34 TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS1172/2008,



HELD BY NOTARIAL DEED OF CESSION SK5009/2018 AND SUBJECT TO SUCH CONDITIONS CONTAINED AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION AND SUBJECT TO THE CONDITION OF THE CHELSEA LODGE HOMEOWNERS' ASSOCIATION, NPC, REGISTRATION NUMBER 2008/009555/08 THAT THE PROPERTY MAY NOT BE TRANSFERRED WITHOUT PRIOR WRITTEN CONSENT

AN EXCLUSIVE USE AREA DESCRIBED AS STAIRS NO ST1, MEASURING 7 SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS KNIGHTSBRIDGE VILLAGE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT BRYANSTON EXTENSION 34 TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS1172/2008,

HELD BY NOTARIAL DEED OF CESSION NUMBER SK5009/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION AND SUBJECT TO THE CONDITION OF THE CHELSEA LODGE HOMEOWNERS ASSOCIATION, NPC, REGISTRATION NUMBER 2008/009555/08 THAT THE PROPERTY MAY NOT BE TRANSFERRED WITHOUT WRITTEN CONSENT;

ZONING: Special Residential (not guaranteed)

The property is situated at SECTION 92 AND EUA B3 - DOOR 92 KNIGHTSBRIDGE VILLAGE, 5 EILEEN STREET, BRYANSTON EXTENSION 34 and consists of an Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom, Shower, 1 Water Closet, Parking Bay and a Balcony (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of SANDTON NORTH situated at SHERIFF OF THE HIGH COURT, 24 RHODES STREET, KENSINGTON B, RANDBURG or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

- a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) FICA - legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of R50 000 (eft) which is refundable.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

Dated at JOHANNESBURG, 2024-05-20.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R.NEL/MJ/MAT91207. Attorney Acct: R. NEL.

**Case No: 2018/14256**

**Docex: 172, Johannesburg**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and LAWRENCE SIBANDA, Defendant**

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

**2024-07-10, 14:00, THE SHERIFF'S OFFICE, ACTING SHERIFF JOHANNESBURG EAST: 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 3rd of March 2021 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Acting Sheriff of the High Court for the district of JOHANNESBURG EAST on WEDNESDAY the 10TH day of JULY 2024 at 14:00 at THE SHERIFF'S OFFICE, ACTING SHERIFF JOHANNESBURG EAST: 61 VAN RIEBEECK AVENUE, ALBERTON without reserve.

CERTAIN:

(1) A Unit consisting of -

(a) Section No. 33 as shown and more fully described on Sectional Plan No. SS131/1993, in the scheme known as TRINITY HALL in respect of the land and building or buildings situate at HIGHLANDS TOWNSHIP LOCAL AUTHORITY CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 141 (ONE HUNDRED AND FORTY ONE) SQUARE METRES in extent; and

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

HELD BY DEED OF TRANSFER NUMBER ST7336/2017 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED;



(2) An Exclusive Use Area described as PARKING BAY NUMBER P3 measuring 13 (THIRTEEN) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as TRINITY HALL in respect of the land and building or buildings situated at HIGHLANDS TOWNSHIP LOCAL AUTHORITY CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan No. SS 131/1993 held by NOTARIAL DEED OF CESSION NUMBER SK412/2017S AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION.

ZONING: Special Residential (not guaranteed)

The property is situated at UNIT 33 (DOOR 403) TRINITY HALL, 14 HIGHLANDS STREET, HIGHLANDS, JOHANNESBURG and consists of Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms, 1 Bathrooms, 1 Water Closet (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said acting sheriff of the High Court for the district of JOHANNESBURG EAST situated at 61 VAN RIEBEECK AVENUE, ALBERTON or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R50 000 (cash) which is refundable.

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

Dated at JOHANNESBURG, 2024-05-20.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Telephone: 011 482 5652. Fax 011 482 5653. Attorney Ref: R.NEL/MJ/MAT56867. Attorney Acct: R. NEL.

**Case No: 4571/2017**  
**Docex: PH46A**

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

**In the matter between: Firststrand Bank Limited, Judgement Creditor and Thandiwe Felicity Sadike,  
Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-07-11, 10:00, 2241 Cnr Rasmeni & Nkopi Street, Protea North**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Soweto West to the highest bidder without reserve and will be held at 2241 Cnr Rasmeni & Nkopi Street, Protea North on 11 July 2024 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 2241 Cnr Rasmeni & Nkopi Street, Protea North, prior to the sale.

Certain :

Erf 22436 Protea Glen Extension 22 Township, Registration Division I.Q., Province of Gauteng, being 22436 Kei Street, Protea Glen Ext 22

Measuring: 300 (Three Hundred) Square Metres.

Held under Deed of Transfer no. T27683./2015

Situated in the Magisterial District of Soweto West

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

Main Building: Lounge, Kitchen, 3 Bedrooms, 1 Bathroom, 1 Shower, 2 WC

Outside Buildings: None.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2024-05-17.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT391533/AK/RL. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 24514/2022**

**Docex: PH46A**

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

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

**NOTICE OF SALE IN EXECUTION**

**2024-07-05, 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 without reserve and will be held at 127B Kitzinger Avenue, Brakpan on 05 July 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: Section No. 10 as shown and more fully described on Sectional Plan No. SS10/2015 in the scheme known as Loeries Park in respect of the land and building or buildings situate at Anzac Extension 2 Township, 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 under Deed of Transfer No. ST22077/2015

being Unit 10 (Door 10) Loeries Park, 5 Loeries Lane, Anzac Extension 2

Situated in the Magisterial District of Brakpan.

Property Zoned - Residential 3

Height - 2 (In Storeys)

Cover - 40%

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.

Situated in the Magisterial District of Brakpan

Main Building: Lounge, Kitchen, 2 Bedrooms, 1 Bathroom.

Outside Buildings: None.

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 Ndlovu Inc, Boksburg, 2024-05-16.

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: MAT3927/BJ/RL. Attorney Acct: Hammond Pole Ndlovu Inc, Boksburg.

**Case No: 200/2023**

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

**In the matter between: FirstRand Bank Limited, Judgement Creditor and Gaopalelwe Watsonia Qaba,  
Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-07-09, 10:00, 79 PETER MOKABA STREET, POTCHEFSTROOM**

IN Execution of a Judgment of the High Court of South Africa, (North West Division, Mahikeng) in the abovementioned suit, the Property shall be sold by the Sheriff POTCHEFSTROOM/TLOKWE to the highest bidder SUBJECT TO A RESERVE PRICE OF R320 000.00 and will be held at 79 PETER MOKABA STREET, POTCHEFSTROOM on 9 JULY 2024 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 79 PETER MOKABA STREET, POTCHEFSTROOM, prior to the sale.

CERTAIN :

ERF 11914 IKAGENG EXTENSION 7 TOWNSHIP, Registration Division I.Q, Province of NORTH WEST, being 11914 THEMBEKA STREET, IKAGENG EXT 7, POTCHEFSTROOM

MEASURING: 308 (THREE HUNDRED EIGHT) Square Metres;

HELD under Deed of Transfer No. T49404/2012

Situated in the Magisterial District of POTCHEFSTROOM .

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, 4 BEDROOMS, 2 BATHROOMS, 2 SHOWERS, 2 WC

OUTSIDE BUILDINGS: GARAGE

SUNDRIES: NONE

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

Dated at Hammond Pole Majola Inc, Boksburg, 2024-05-17.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Smith Neethling 29 Warren Street, Mahikeng. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT452036 \ ANNERI FRITZ \ TK. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 2022-048256****Docex: 172, Johannesburg**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and TEBHO WILLIAM RAMOTHIBE, 1<sup>st</sup>  
Defendant and TSOAKAE LYDIA RAMOTHIBE, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 09:00, THE SHERIFF'S OFFICE, SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE,  
ALBERTON NORTH**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 6th of April 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 PALM RIDGE on

WEDNESDAY the 10th day of JULY 2024 at 9:00 at THE SHERIFF'S OFFICE, SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH with a reserve price of R171,750.00:

CERTAIN: ERF 7266 PALM RIDGE EXTENSION 5 TOWNSHIP; REGISTRATION DIVISION I.R. GAUTENG PROVINCE;

MEASURING 313 (THREE HUNDRED AND THIRTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T73725/2019

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: General Residential (not guaranteed)

The property is situated at 7266 MBALI AVENUE, PALM RIDGE EXT 5, KATLEHONG and consists of a single storey brick building with a zinc roof and concrete floors, a kitchen, 2 bedrooms, 1 bathroom, 1 water closet, and an outbuilding with a toilet (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of PALM RIDGE situated at 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH 24 hours prior to the auction 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) 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 (PHYSICAL AUCTION) / R40 000.00 (ONLINE AUCTION) (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

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

Dated at JOHANNESBURG, 2024-05-20.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R.NEL/MJ/MAT98167. Attorney Acct: R. NEL.

**Case No: 2019/31790**

**Docex: 172, Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, JOHANNESBURG)

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and NOBANDA THEMBELANI GOODWILL, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 11:00, 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 04th of February 2020 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of ACTING SHERIFF RANDBURG SOUTH WEST on WEDNESDAY the 10TH day of JULY 2024 at 11:00 at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG to the highest bidder with a reserve price of R520,438.10.

A Unit consisting of -

(a) Section Number 114 as shown and more fully described on Sectional Plan No. SS209/2015, in the scheme known as KINGSBARNs in respect of the land and building or buildings situate at ZANDSPRUIT EXTENSION 19, LOCAL AUTHORITY CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 60 (SIXTY) SQUARE METERS in extent; and

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

Held by DEED OF TRANSFER NUMBER ST13051/2017 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: Special Residential (not guaranteed)

The property is situated at UNIT 114 KINGSBARNs, JACKAL CREEK GOLF ESTATE, BOUNDARY LANE, NORTHRIDING and consist of 1 lounge, 1 kitchen, 2 bedrooms, 1 bathroom, 1 toilet, 1 carport, 1 balcony (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of ACTING SHERIFF RANDBURG SOUTH WEST situated at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL 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 R50,000.00 (EFT) which is refundable.

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

Dated at JOHANNESBURG, 2024-05-20.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R.NEL/MJ/MAT105114. Attorney Acct: R. NEL.

**Case No: 2020/3442**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Nikita Prins, Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-07-05, 10:00, 182 Progress Road, Lindhaven, Roodepoort**

This is a sale in execution pursuant to judgments obtained in the above Honourable Court dated 3 NOVEMBER 2020, 6 SEPTEMBER 2022 and 28 SEPTEMBER 2023 respectively in terms of which the below property will be sold in execution by the SHERIFF ROODEPOORT on 05 JULY 2024 at 10:00 at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the highest bidder, subject to a reserve price of R500 000.00.

ERF 394 FLORIDA LAKE TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 709 (SEVEN HUNDRED AND NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T47034/2018, SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property")

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

A freestanding house with 5 bedrooms, 3 bathrooms, 2 kitchens, 1 entrance hall, 1 living room, 1 dining room, 1 lounge, 1 separate toilet and 1 double garage. WHICH CANNOT BE GUARANTEED.

The property is situated at: 27 WIDGEON STREET, FLORIDA LAKE, ROODEPOORT and falling within the Magisterial District of JOHANNESBURG WEST.

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 the Execution Creditors' conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The rules of this auction will be available at least 24 hours before the auction at the office of the SHERIFF ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT.

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

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

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

3. Payment of a Registration Fee of R15 000.00 in 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 ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT during normal office hours from Monday to Friday.

Dated at Johannesburg, 2024-05-10.

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 M COWLEY/JD/MAT28612. Attorney Acct: The Citizen.

**Case No: 2022-004708**

**Docex: 172, Johannesburg**

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

**In the matter between: FIRSTRAND MORTGAGE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and  
LINDIWE NYILIKA, Defendant**

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

**2024-07-09, 10:00, THE SHERIFF'S OFFICE JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE,  
FRANKLIN ROOSEVELDT PARK**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 18th of July 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 JOHANNESBURG WEST on TUESDAY the 09th day of JULY 2024 at 10:00 at THE SHERIFF'S OFFICE JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK:

CERTAIN: ERF 278 ROBERTSHAM TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 833 (EIGHT HUNDRED AND THIRTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T45838/2019

SUBJECT to such conditions as set out in the aforesaid Title Deed

ZONING: Residential (not guaranteed)

The property is situated at 3 (DOOR 12) SCAW STREET, ROBERTSHAM, JOHANNESBURG and consists of a brick and tile dwelling, with a main building with a garage, a dining room, a kitchen, a veranda, 3 bedrooms and 1 toilet and bath (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected 24 hours prior to the sale at the offices of the said sheriff of the High Court for the district of JOHANNESBURG WEST situated at THE SHERIFF'S OFFICE JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Registration for auctions is open the day before the sale from 9:30 to 13:00 on the day before the sale, or before 9:30 on the day of sale and pay a deposit of R30,000.00 (EFT) which is refundable.

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

Dated at JOHANNESBURG, 2024-05-20.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R.NEL/MJ/MAT89934. Attorney Acct: R. NEL.

Case No: 2022/015041

Docex: DX 31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Bank, Execution Creditor and Shannon Pillay, First Execution Debtor and  
Kashni Pillay, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-07-10, 11:00, 1ST Floor, Unit 7 Burnside Island Office Park, 410 Jan Smut Avenue, Craighall,  
Randburg**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 22 MAY 2023 in terms of which the below property will be sold in execution by the Sheriff RANDBURG SOUTH WEST on WEDNESDAY 10 JULY 2024 at 11:00 at 1ST FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG to the highest bidder subject to a reserve price of R500 000.00.

Certain: (1) A UNIT CONSISTING OF - (a) SECTION NUMBER 5 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS1024/1997, IN THE SCHEME KNOWN AS LE MAR IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT MALANSHOF TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 59 (FIFTY NINE) SQUARE METRES IN EXTENT; AND

(b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST101384/2014 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

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

Ground floor unit with 2 bedrooms, 1 bathroom, 1 lounge, and 1 kitchen. WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 5 LE MAR, 75 JAN K MARAIS AVENUE, MALANSHOF RANDBURG and falling within 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 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 RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG.

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 RANDBURG SOUTH WEST at 1ST FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG during normal office hours from Monday to Friday.

Dated at Johannesburg, 2024-05-14.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton.  
Telephone: 011-292-5777. Fax: 011-2925775. Attorney Ref: MM COWLEY/JD/MAT30988. Attorney Acct: The Citizen.

Case No: 2023-070133

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 Pretty Zanele Ngomane - Judgement Debtor**

## NOTICE OF SALE IN EXECUTION

**2024-07-11, 09:00, 18 Moore Avenue, Benoni**

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 Benoni to the highest bidder subject to a reserve price of R520 000.00 and will be held on 11 July 2024 at 18 Moore Avenue, Benoni at 09H00 of the undermentioned property of the execution debtors on the conditions which may be inspected at 18 Moore Avenue, Benoni, prior to the sale.

Certain: Erf 12 New Modder Township, Registration Division I.R., Province of Gauteng, being 1 Robert Avenue, New Modder

Measuring: 1 340 (One Thousand Three Hundred and Forty) Square Meters;

Held under Deed of Transfer No. T27004/2002

Situated in the Magisterial District of Acting Sheriff Benoni

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, 1 Separate Toilet, 1 Covered Patio

Outside Buildings: 3 Cottage's Consisting Of: Lounge, Kitchen, Bedroom, Bathroom and 4 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 HP Ndlovu Inc Attorneys, Boksburg, 2024-05-21.

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: MAT5485/BJ/RL. Attorney Acct: Hammond Pole Attorneys.

Case No: 63063-2019

Docex: PH46A

## IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: FirstRand Bank Limited, Judgement Creditor and MLAMLELI ERIC NDODA, Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2024-07-09, 10:00, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW**

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff JOHANNESBURG SOUTH to the highest bidder WITHOUT RESERVE and will be held at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW on 9 JULY 2024 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW, prior to the sale.

CERTAIN: REMAINING EXTENT OF ERF 666 ROSETTENVILLE TOWNSHIP, Registration Division I.R., Province of GAUTENG, being 160 ALBERT STREET, ROSETTENVILLE

MEASURING: 496 (FOUR HUNDRED AND NINETY SIX) Square Metres;

HELD under Deed of Transfer No. T578/2016

Situated in the Magisterial District of JOHANNESBURG SOUTH.

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

MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, 4 BEDROOMS, 2 BATHROOMS, 1 SHOWER, 2 WC

OUTSIDE BUILDINGS: 3 SERVANTS ROOMS, BATHROOM / WC  
SUNDRIES: COVERED PATIO

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, 2024-05-16.

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: MAT410706\ ANNERI FRITZ \ TK. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 29642/2022**

**Docex: PH46A**

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

**In the matter between: Firststrand Mortgage Company RF (PTY) Ltd, Judgement Creditor and Noluthando Rebecca Nebe, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-07-11, 09:00, 18 Moore Avenue, Benoni**

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 Benoni to the highest bidder subject to a reserve price of R472 054.00 and will be held at 18 Moore Avenue, Benoni on 11 July 2024 at 09H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 18 Moore Avenue, Benoni, prior to the sale.

Certain: Section No. 11 as shown and more fully described on Sectional Plan No. SS378/2008 in the scheme known as Forest Glen in respect of the land and building or buildings situate at Morehill Extension 2 Township, Local Authority: City of Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 116 (One Hundred and Sixteen) square metres in extent;

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

Held under Deed of Transfer No. ST10042/2021

situated at Unit 11 (Door 11) Forest Glen, 591 Aquarius Street, Morehill Ext 2.

Situated in the Magisterial District of Benoni.

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

Main Building: Lounge, Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms, 2 Showers, 2 WC's.

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 Majola Inc, Boksburg, 2024-05-15.

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: MAT449367\AK/RL. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 29/2020**  
**Docex: 97, Pretoria**

IN THE HIGH COURT OF SOUTH AFRICA  
(North West Division, Mahikeng)

**In the matter between: ABSA Bank, Execution Creditor and MATOME LAZARUS MOLELE, ID: 840110  
5839 08 0, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-07-09, 10:00, Sheriff Potchefstroom, 79 Peter Mokaba Street, Potchefstroom**

A sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, and further pursuant to orders granted by the above Honourable Court against the Judgment Debtor on respectively 27 October 2022 and 15 February 2024 in the above action. A sale in execution with a reserve price of R400 000.00 will be held by the Sheriff of the Potchefstroom on Tuesday, 9 JULY 2024, at 10H00 at the Sheriff's Office of Potchefstroom, 79 Peter Mokaba Street, Potchefstroom, North West Province of the undermentioned property of the Judgment Debtor to the highest bidder, on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection for FIFTEEN (15) days prior to the sale at the Sheriff's Office, 79 Peter Mokaba Street, Potchefstroom, North West Province.

Portion 14 (Portion of Portion 2) of Erf 408 Dassierand Township, Registration Division I.Q., North West Province

Physical address: House 14, 30 Vegkoppie Street, Dassierand, Potchefstroom, North West Province

Measuring: 125 (one hundred and twenty-five) square meters and held by the Judgment Debtor in Terms of Deed of Transfer No. T21325/2015.

The Property Is Zoned As: Residential

Improvements are: Lounge, Dining Room, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Separate toilet, stoep and single carport.

No warranties regarding description, extent or improvements are given.

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

Terms: 10% of the purchase price in cash to be paid on the day of the sale; the balance payable against registration of transfer-a guarantee to be furnished within twenty-one (21) days from the date of sale.

Sheriff's charges, payable on the day of the sale, to be calculated as follows: 6% on the first One Hundred Thousand Rand (R100 000.00), 3,5% on One Hundred and One Thousand Rand (R100 001.00) to Four Hundred Thousand Rand (R400 000.00) and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of Forty Thousand Rand (R40 000.00) plus VAT in total and a minimum of Three Thousand Rand (R3 000.00) plus VAT.

Dated at Pretoria, 2024-06-10.

Attorneys for Plaintiff(s): VZLR Attorneys, Monument Office Park, 71 Steenbok Avenue, 1st Floor, Block 3, Monumentpark. Telephone: (012) 435 9444. Fax: (012) 435 9555. Attorney Ref: MAT143165/E NIEMAND/ME.

**Case No: 8397/2022**

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

**In the matter between: NEDBANK LIMITED, Applicant and MUZONDO, BRIGHTON, 1st Respondent and  
MUZONDO, LOVEMARY, 2nd Respondent**

NOTICE OF SALE IN EXECUTION

**2024-07-10, 10H00, THE SHERIFF OF RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7, BURNSIDE ISLAND  
OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG**

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 R350,000.00, will be held by THE SHERIFF OF RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG on 10 JULY 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 OF RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG.

A unit consisting of -

a) Section No. 123 as shown and more fully described on Sectional Plan No. SS9/2008 in the scheme known as WINGED FOOT in respect of the land and building or buildings situated at ZANDSPRUIT EXTENSION



18 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said Sectional Plan is 51 (FIFTY ONE) square metres in extent;

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

Held under Deed of Transfer ST8264/2008 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

SITUATED AT 123 WINGED FOOT, WINGED FOOT CRESCENT, JACKAL CREEK GOLF ESTATE, ZANDSPRUIT EXT 18, HONEYDEW

IMPROVEMENTS: (not guaranteed) - 2 BEDROOMS, BATHROOM, KITCHEN AND LOUNGE.

THE PROPERTY IS ZONED: RESIDENTIAL

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

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

3. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.

4. The rules of this auction will be available at least 24 hours before the auction at THE SHERIFF OF RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG.

5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008.

6. The auction will be conducted by the Sheriff or his Deputy.

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

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

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

3. Payment of a Registration Fee in cash amounting to R10,000.00 (refundable).

4. Registration conditions.

Dated at Johannesburg, 2024-06-03.

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: NM/LS/N03507/ E-mail: [foreclosure3@endersteins.co.za](mailto:foreclosure3@endersteins.co.za). Attorney Acct: Enderstein Malumbete Inc

**Case No: 2023-067045**

**Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and TNDIIMAFHI COLBERT MUTHIVHI,  
Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-07-10, 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 25 January 2024, in terms of which the below property will be sold in execution by the Sheriff RANDBURG SOUTH WEST on 10 JULY 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 R228 000.00. A unit consisting of: (a) Section No. 7 as shown and more fully described on Sectional Plan Number SS492/1993, in the scheme known as SUMMERWOOD in respect of the land and building or buildings situated at WINDSOR, 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 (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 ST7582/2009. A unit inclusive of the following: 1x kitchen, 1x living room, 2x bedrooms, 1x bathroom and a single carport - WHICH CANNOT BE GUARANTEED. The property is situated at: 7 SUMMERWOOD, 5 EARLS AVENUE, WINDSOR, RANDBURG. 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, 2024-04-24.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, C/o Seymore Du Toit & Basson Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton C/O Seymore Du Toit & Basson Attorneys, 12 Murray

Street, Nelspruit. Telephone: (011) 292-5777. Fax: (011) 292-5775. Attorney Ref: Gambushe/fp/MAT33071. Attorney Acct: Citizen.

**Case No: 83175/2019**

**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 Mookho Selina Motsoeneng, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-07-09, 10:00, Shop No 2 Vista Centre, 22 Hillary Road, Cnr Trevor Street, Gillview**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Johannesburg South to the highest bidder subject to a reserve price of R200 000.00 and will be held on 09 July 2024 at Shop No 2 Vista Centre, 22 Hillary Road, Cnr Trevor Street, Gillview at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at Shop No 2 Vista Centre, 22 Hillary Road, Cnr Trevor Street, Gillview, prior to the sale.

Certain: Erf 4 Regency Township, Registration Division I.R., Province of Gauteng, being 22 Mathers Road, Regency

Measuring: 633 (Six Hundred and Thirty Three) Square Metres;

Held under Deed of Transfer No. T23028/2016

Situated in the Magisterial District of Johannesburg South.

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

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

Outside Buildings: Sunroom, Covered Patio.

Sundries: None.

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

Take further note that:

1. This is a sale in execution pursuant to a judgement obtained in the above court.
  2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Johannesburg South, Shop 2 Vista Centre, 22 Hillary Road, Cnr Trevor Street, Gillview.
  3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
    - (a) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/downloadfileaction?id=99961>)
    - (b) FICA-legislation i.r.o. proof of identity and address particulars
    - (c) Payment of a registration fee of R50 000.00 by EFT that must reflect 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.
- Dated at HP Ndlovu Inc, Boksburg, 2024-05-23.
- 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: MAT1415/LM/LC. Attorney Acct: HP Ndlovu Inc, Boksburg.

**Case No: 39112/2020**

**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 Molebatsi, Charity, Judgement Debtor**

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

**2024-07-09, 10:00, 139 Beyers Naude Drive, Franklin Roosevelt Park**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale in execution will be held by the offices of the Sheriff of the High Court Johannesburg West at 139 Beyers Naude Drive, Franklin Roosevelt Park, on Tuesday the 9th day of July 2024 at 10h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: **PROPERTY DESCRIPTION:** ERF 458 CROWN GARDENS TOWNSHIP REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG MEASURING 575 (FIVE HUNDRED AND SEVENTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T34240/2015 and situate at 4 WIGAN AVENUE, CROWN GARDENS, JOHANNESBURG, GAUTENG in the Magisterial District of Johannesburg Central **IMPROVEMENTS:** The following information is furnished in respect of the improvements: **CONSTRUCTED OF BRICK WALLS AND METAL ROOF; MAIN BUILDING:** ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, SEPARATE TOILET, COVERED PATIO, BAR AREA **OUT BUILDINGS:** COTTAGE/FLAT: LOUNGE, KITCHEN, BEDROOM, BATHROOM, JACUZZI **PROPERTY ZONED:** RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") **TERMS AND CONDITIONS:** 1. This is a sale in execution (auction) pursuant to a judgement obtained in the above court. The Sheriff for JOHANNESBURG WEST, MR INDRAN ADIMOOLUM 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 Johannesburg West at 139 Beyers Naude Drive, Franklin Roosevelt Park 24 hours before the sale. 3. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). 4. All prospective bidders will be required to: 4.1 Register with the Sheriff prior to the auction. Registration for auctions is open the day before the auction from 9h30 to 13h00 and closes at 9h30 on the day of the auction. 4.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 4.3 Pay to the Sheriff a refundable registration fee in the sum of R30 000.00 via EFT prior to the commencement of the auction in order to obtain a buyer's card. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2024-06-07.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: Mr T Cloete/AD/S52524.

**Case No: 2021/38315**

**Docex: 172, Johannesburg**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and MMADIKOTI VINCENT MOTIMELE, 1<sup>st</sup> Defendant and PRINCESS TUTU MOTIMELE, Defendant**

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

**2024-07-10, 14:00, 61 VAN RIEBEECK AVENUE, ALBERTON 1447**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 16th of November 2022 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of ACTING SHERIFF JOHANNESBURG EAST on WEDNESDAY the 10TH day of JULY 2024 at 14:00 at 61 VAN RIEBEECK AVENUE, ALBERTON 1447 to the highest bidder with a reserve price of R470 000.00.

CERTAIN: ERF 992 ORANGE GROVE TOWNSHIP, REGISTRATION DIVISION I.R.  
THE PROVINCE OF GAUTENG

MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T7429/2002

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

ZONING: General Residential (not guaranteed)

The property is situated at 23 8TH AVENUE, ORANGE GROVE, JOHANNESBURG and consists of a lounge, a family room, a dining room, a kitchen, 3 bedrooms, 2 bathrooms, 1 shower and 1 toilet, a plastered brick external and internal wall, iron roof, and tile and timber flooring (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 by EFT (refundable) that must reflect in the sheriff's account prior to the sale 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 by the auctioneers JA THOMAS, or P ORA and / A JEGELS.

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

Dated at JOHANNESBURG, 2024-05-20.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R.NEL/MJ/MAT19774. Attorney Acct: R. NEL.

Case No: 776/2022

Docex: PH46A

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

**In the matter between: Firststrand Bank Limited, Judgement Creditor and Mohau Josephine Molatudi,  
Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-07-10, 09:00, 39A Louis Trichardt Street, Alberton North**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Palm Ridge to the highest bidder subject to a reserve price of R480 000.00 and will be held at 39A Louis Trichardt Street, Alberton North on 10 July 2024 at 09H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 39A Louis Trichardt Street, Alberton North, prior to the sale.

Certain: Erf 1170 Watervalspruit Extension 9 Township, Registration Division I.R., Province of Gauteng, being 1170 Leather Jacket Street, Watervalspruit Ext 9.

Measuring: 150 (One Hundred and Fifty) Square Metres.

Held under Deed of Transfer no. T79347/2018

Situated in the Magisterial District of Palm Ridge.

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

Main Building: Lounge, Kitchen, 3 Bedrooms, Bathroom, WC.

Outside Buildings: None.

Sundries: None.

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

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

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

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

Directive of the Consumer Protection Act 68 of 2008

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

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

All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R25 000.00 (PHYSICAL AUCTION) / R40 000.00 (ONLINE AUCTION) (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

The purchaser shall be pay the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque 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 date of 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 condition 7.

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.

Dated at Hammond Pole Majola Inc, Boksburg, 2023-10-01.

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: MAT449650\AK/RL. Attorney Acct: Hammond Pole Majola Inc, Boksburg.



Case No: 495/2021

Docex: PH46A

## IN THE HIGH COURT OF SOUTH AFRICA

[NORTH WEST DIVISION MAHIKENG (held at Mogwase Magistrate's Court)]

**In the matter between: Nedbank Limited - Judgement Creditor and Herman Thebe Mokotedi - Judgement Debtor**

## NOTICE OF SALE IN EXECUTION

**2024-07-11, 10:00, Ground Floor, 209 Beyers Naude Drive, Rustenburg**

In execution of a judgment of the High Court of South Africa, (North West Division Mahikeng) in the abovementioned suit, the property shall be sold by the Sheriff Acting Sheriff Rustenburg to the highest bidder subject to a reserve price of R400 000.00 and will be held at Ground Floor, 209 Beyers Naude Drive, Rustenburg on 11 July 2024 at 10H00 of the undermentioned property of the execution debtor on the conditions which may be inspected at Ground Floor, 209 Beyers Naude Drive, Rustenburg, prior to the sale.

Certain: Erf 2832 Tlhabane Wes Extension 1, Registration Division J.Q., Province of North West being 21 Malotle Street, Tlhabane Wes Ext 1

Measuring: 603 (Six Hundred and Three) square metres;

Held under Deed of Transfer No. T91338/2006

Situated in the Magisterial District of Acting Sheriff Rustenburg.

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

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

Outside Buildings: None

Sundries: None

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

Dated at Hammond Pole Attorneys, Boksburg, 2024-05-15.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o NVG Attorneys, Smit Neethling Inc, 29 Warren Street, Mahikeng. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT443929/EVT/RL. Attorney Acct: Hammond Pole Attorneys.

Case No: 2022-054492

## IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION PRETORIA)

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Judgement Creditor and THULANE PATRIC MIYA, 1st Judgment Debtor and GLENIES DEBRAH MIYA, 2nd Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2024-07-11, 10:00, 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH**

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff SOWETO WEST to the highest bidder subject to a reserve price of R350 000.00 and will be held on 11 July 2024 at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH at 10H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH, prior to the sale.

CERTAIN: ERF 1779 MOLAPO TOWNSHIP, Registration Division IQ, Province of GAUTENG, being 71 NTSJA STREET, MOLAPO, SOWETO

MEASURING: 227 (TWO HUNDRED AND TWENTY SEVEN) Square Metres;

HELD under Deed of Transfer No. T15308/2013

Situated in the Magisterial District of SOWETO WEST.

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

MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS

OUTSIDE BUILDINGS: 3 STAFF QUARTERS, 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 Ndlovu Inc, Boksburg, 2024-05-21.

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: MAT4512\ BIANCA JANSEN \ TK. Attorney Acct: Hammond Pole Ndlovu Inc, Boksburg.

**Case No: 2023-019583**

**Docex: 172, Johannesburg**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and SINDISIWE PORTIA MIYA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-11, 10:00, 2241 RASMENI & NKOPI STREET, PROTEA GLEN**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 12th of December 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 SOWETO WEST on THURSDAY the 11th day of JULY 2024 at 10:00 at 2241 RASMENI & NKOPI STREET, PROTEA GLEN with a reserve price of R472,000.00.

CERTAIN: ERF 27986 PROTEA GLEN EXTENSION 24 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG

MEASURING 323 (THREE HUNDRED AND TWENTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T31848/2017

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 27986 CORNER OF KORHAAN AND PARTRIDGE STREET, PROTEA GLEN EXTENSION 24 and consists of 1 lounge, 1 kitchen, 2 bedrooms, 1 bathroom, 1 toilet, 2 store rooms, 1 bathroom and toilet (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of SOWETO WEST situated at 2241 RASMENI & NKOPI STREET, PRETORIA GLEN, or at the offices of the attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R50 000 (cash) which is refundable.

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

Dated at JOHANNESBURG, 2024-05-22.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R.NEL/MJ/MAT103876. Attorney Acct: R. NEL.

Case No: 15606/2021

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

**In the matter between: Nedbank Limited, Judgement Creditor and Dodo Matala Mangi, 1st Judgement Debtor and Judith Mulubwa, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-07-11, 09:00, 18 Moore Avenue, Benoni**

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 Acting Sheriff Benoni to the highest bidder subject to a reserve price of R400 000.00 and will be held at 18 Moore Avenue, Benoni on 11 July 2024 at 09h00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 18 Moore Avenue, Benoni prior to the sale.

Certain:

Remaining Extent Of Erf 2591 Benoni Township, Registration Division I.R., Province of GAUTENG, being 1B Railway Avenue, Benoni

Measuring: 345 (Three Hundred and Forty Five) Square Metres;

Held under Deed of Transfer No. T27238/2010

Situated in the Magisterial District of Acting Sheriff Benoni

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, 1 Bathroom, Kitchen, Lounge

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, 2024-04-25.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc. C/o Vermaak & Partners INC, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT444975/LW/RL. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

Case No: 35588/2018

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 Malgas, Zoleka Princess Judgement Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 14:00, 61 Van Rebeeck street, Alberton**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale will be held at the offices of the Acting Sheriff of the High Court, Johannesburg East at 61 Van Rebeeck Street, Alberton on Wednesday the 10th day of July 2024 at 14h00 of the undermentioned property of the Judgement Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: 1. A Unit consisting of: (a) Section No. 17 as shown and more fully described on Sectional Plan No SS191/1984, in the scheme known as MEADOW HILL in respect of the land and building or buildings situate at CORLETT GARDENS TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, 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. 2. A Unit consisting of: (a) Section No. 12 as shown and more fully described on Sectional Plan No SS191/1984, in the scheme known as MEADOWHILL in respect of the land and building or buildings situate at CORLETT GARDENS TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 18 (Eighteen) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional plan. BOTH Held by Deed of Transfer No ST46612/2013 situate at DOOR 5 (UNIT 17) MEADOWHILL, 429 CORLETT DRIVE, CORLETT GARDENS, JOHANNESBURG, GAUTENG in the

Magisterial District of Johannesburg Central . IMPROVEMENTS: The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: DUPLEX CONSTRUCTED OF BRICK WALLS AND TILED ROOF MAIN BUILDING: ENTRANCE HALL, LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET OUTBUILDINGS: GARAGE PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: The sale will be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court (as amended) and the relevant provisions of the Consumer Protection Act No. 68 of 2008 (as amended) and the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). The Conditions of Sale may be inspected at the office of the ACTING SHERIFF OF THE HIGH COURT, JOHANNESBURG EAST at 61 VAN REBEECK STREET, ALBERTON, 24 hours prior to the auction. TAKE NOTICE THAT: The successful bidder on the day of the sale shall be required to pay to the Sheriff a deposit of ten (10) percent of the purchase price in cash or electronic funds transfer. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Plaintiff and shall be furnished to the Sheriff within twenty-one (21) days after the sale. The property may be taken possession of after signature of the conditions of the sale, payment of the deposit and upon the balance of the purchase price being secured. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of one (1) percent of the purchase price per month from date of occupation until date of transfer. All prospective bidders are required to: Register with the Sheriff prior to the auction; 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. Pay to the Sheriff a refundable registration fee in the sum of R50 000.00 by way of electronic funds transfer prior to commencement of the auction. Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. 5. 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. 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, 2024-06-07.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: Mr T Cloete/AD/S55252.

**Case No: 70555/2019**

**Docex: PH46A**

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

**In the matter between: FirstRand Bank Limited, Judgement Creditor and DANJAY MAHARAJ, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-07-05, 10:00, 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Roodepoort North to the highest bidder subject to a reserve price of R182 507.00 and will be held at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT on 05 July 2024 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT prior to the sale.

Certain:

A UNIT CONSISTING OF:

SECTION NO. 39 as shown and more fully described on Sectional Plan No. SS143/1995 in the scheme known as WESTWOOD GARDENS in respect of the land and building or buildings situate at LINDHAVEN EXTENSION 6 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 60 (SIXTY) square meters in extent;

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

HELD under Deed of Transfer No. ST12614/2006

An exclusive use area described as PARKING P39 measuring 13 (Thirteen) square meters being as such part of the common property, comprising the land and the scheme known as WESTWOOD GARDENS in respect of the land and building or buildings situate at LINDHAVEN EXTENSION 6 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan No. SS143/1995 held by Notarial Deed of Cession No. SK843/2006S

situated at UNIT 39 WESTWOOD GARDENS, 431 DEMPERS STREET, LINDHAVEN EXT 6.

Situated in the Magisterial District of Roodepoort North

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

Main Building: 2 BEDROOMS, BATHROOM, LOUNGE, KITCHEN AND WC

Outside Buildings: CARPORT

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2024-04-15.

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: MAT437724 ANNRI FRITZ \ TK. Attorney Acct: Hammond Pole Majola Inc, Boksburg

**Case No: 890/2022**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and NORMA ANASTASIA MALANG, ID NO: 850226 0330 086, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-07-10, 10:00, PLOT 31 ZEEKOEWATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Mpumalanga Division, Middelburg, in the above action, a sale in execution with a reserve price of R400 000.00 will be held by the SHERIFF WITBANK AT THE SHERIFF'S OFFICE: PLOT 31 ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK on the 10th day of July 2024 at 10:00 of the under mentioned immovable property of the Judgment Debtors, which immovable property falls within the Magisterial district of EMALAHLENI on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at PLOT 31 ZEEKOEWATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK.

BEING: ERF 6371 KWA-GUQA EXTENSION 10 TOWNSHIP, REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA

MEASURING 200 (TWO HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER TL10195/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

PHYSICAL ADDRESS: 6371 SOLLY MORWAPE STREET, KWAGUQA, WITBANK, MPUMALANGA

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING CONSISTING OF (NOT GUARANTEED): 2X BEDROOMS, 1X BATHROOM, 1X KITCHEN, 1X LOUNGE AND 1X 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, 2024-05-08.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria, Gauteng. Telephone: (012) 361-5001. Attorney Acct: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL3742.



Case No: 2020/06738

Docex: DX 31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Philisile Mabel Mabaso, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-07-09, 11:00, 24 RHODES STREET, KENSINGTON "B", RANDBURG**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 11 AUGUST 2021 in terms of which the below property will be sold in execution by the SHERIFF SANDTON NORTH on 09 JULY 2024 at 11:00 at 24 RHODES STREET, KENSINGTON "B", RANDBURG to the highest bidder, subject to a reserve price of R2 000 000.00.

Certain: (1) A UNIT CONSISTING OF - (a) Section No. 28 as shown and more fully described on Sectional No SS42/2017, in the scheme known as 10 ON EATON in respect of the land and building or buildings situated at BRYANSTON TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 98 (Ninety Eight) Square Metres in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER NUMBER ST 87081/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

(2) An exclusive use area described as PARKING P55 measuring 13 (THIRTEEN) SQUARE METRES being as such part of the common property, comprising the land and scheme known as 10 ON EATON in respect of the land and building or buildings situated at BRYANSTON TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan No. SS42/2017, held by NOTARIAL DEED OF CESSION NUMBER SK 18/07045 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION.

(3) An exclusive use area described as PARKING P56 measuring 14 (FOURTEEN) SQUARE METRES being as such part of the common property, comprising the land and scheme known as 10 ON EATON in respect of the land and building or buildings situated at BRYANSTON TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan No. SS42/2017, held by NOTARIAL DEED OF CESSION NUMBER SK 18/07045 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION.

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

Ground floor unit with 2 bedrooms, 2 bathrooms, 1 kitchen, 1 lounge and a double carport, WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 28, 10 ON EATON, EATON AVENUE, BRYANSTON, SANDTON and falling within 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 of the proceeds of the sale and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5% 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 SANDTON NORTH, 24 RHODES STREET, KENSINGTON "B", RANDBURG

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadandFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee 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 SANDTON NORTH at 24 RHODES STREET, KENSINGTON "B", RANDBURG during normal office hours from Monday to Friday.

Dated at Johannesburg, 2024-05-13.

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 M COWLEY/JD/MAT29915. Attorney Acct: The Citizen.

Case No: 008107/2022

Docex: PH46A

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

**In the matter between: Firststrand Bank Limited, Judgement Creditor and Jan Gysbert Lombard, 1st  
Judgement Debtor and Anna Susanna Lombard, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-07-11, 09:00, Sheriff of the High Court Storage Facility, 18 Moore Avenue, Benoni**

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Acting Sheriff Benoni to the highest bidder subject to a reserve price of R800 000.00 and will be held at Sheriff of the High Court Storage Facility, 18 Moore Avenue, Benoni on 11 July 2024 at 09H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at Sheriff of the High Court Storage Facility, 18 Moore Avenue, Benoni, prior to the sale.

Certain: Erf 2125 Benoni Township, Registration Division I.R., Province of Gauteng, being 67 7th Avenue, Northmead.

Measuring: 1 190 (One Thousand One Hundred And Ninety) Square Metres;

Held under Deed of Transfer No. T7453/2010

Situated in the Magisterial District of Acting Sheriff Benoni.

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, 1 Shower, 2 WC's. Second Dwelling Consisting Of: Lounge, Kitchen, 1 Bedroom, 1 Shower, 1 WC.

Outside Buildings: 1 Garage, Servants Quarters, Laundry, 1 Bathroom/WC, 1 Bar Room.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2024-04-21.

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: MAT450684\AF/LC. Attorney acct: Hammond Pole Majola Inc, Boksburg.

Case No: 13502/2019

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

**In the matter between: Changing Tides 17 (PROPRIETARY) LTD, Judgement Creditor and Zwelakhe  
Gumede, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-07-11, 10:00, 2241 Cnr Rasmeni & Nkopi Street, Protea North**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the above mentioned suit, the Property shall be sold by the Sheriff Soweto West to the highest bidder without reserve and will be held on 11 July 2024 at 2241 Cnr Rasmeni & Nkopi Street, Protea North at 10:00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 2241 Cnr Rasmeni & Nkopi Street, Protea North, prior to the sale.

Certain:

Erf 4790 Naledi Extension 1 Township, Registration Division I.Q., Province of GAUTENG, being 61 Ntshere Street, Naledi Ext 1

Measuring: 328 (Three Hundred and Twenty Eight) Square Metres;

Held under Deed of Transfer No. T24075/2017

Situated in the Magisterial District of Soweto West

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

Main Building: Lounge, Kitchen, 3 Bedrooms, Bathroom, 2 Covered Patio's.

Outside Buildings: 2 Bedrooms, Storeroom, WC

Sundries: None

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

Dated at Hammond Pole Ndlovu Inc, Boksburg, 2024-05-22.

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: MAT1252/LM/RL. Attorney Acct: Hammond Pole Ndlovu Inc, Boksburg.

**Case No: 35252/2022**

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 SIYABONGA EDWIN GUMEDE, IDENTITY NUMBER: 841106 0757 086, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-07-10, 11:00, OFFICE NO 5 THE GABLES, KRUGER STREET, BRONKHORSTSPRUIT**

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 R150 000.00 will be held by the SHERIFF BRONKHORSTSPRUIT AT THE SHERIFF'S OFFICE: OFFICE NO 5 THE GABLES, KRUGER STREET, BRONKHORSTSPRUIT on the 10th day of July 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 OFFICE NO 5 THE GABLES, KRUGER STREET, BRONKHORSTSPRUIT

BEING: ERF 163 SUMMER PLACE TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG. MEASURING 772 (SEVEN HUNDRED AND SEVENTY TWO) SQUARE METRES. HELD BY DEED OF TRANSFER NUMBER T23636/2018, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF THE HOME OWNERS ASSOCIATION

PHYSICAL ADDRESS: MOOIKLOOF ESTATES T/A SUMMER PLACE, 163 BLESCHOENDER STREET, BRONKHORSTSPRUIT, GAUTENG (BEIN

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING CONSISTING OF (NOT GUARANTEED)

VACANT STAND

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, 2024-05-08.

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 / AHL3918.

Case No: 89951/2019

Docex: 172, Johannesburg

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)In the matter between **FIRSTRAND BANK LIMITED, Plaintiff and FOUCHE: JOUBERT, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-11, 09:00, SHERIFF OF THE HIGH COURT STORAGE FACILITY, 18 MOORE AVENUE, BENONI**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 21st of October 2021 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the acting Sheriff of the High Court for the district of ACTING SHERIFF BENONI on THURSDAY the 11th day of JULY 2024 at 09:00 at SHERIFF OF THE HIGH COURT STORAGE FACILITY, 18 MOORE AVENUE, BENONI with a reserve price of R100,000.00.

CERTAIN:

A UNIT CONSISTING OF -

(A) SECTION NO. 115 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS30/1982, IN THE SCHEME KNOWN AS MOREHILL GARDENS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT MOREHILL TOWNSHIP LOCAL AUTHORITY THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 66 (SIXTY SIX) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NUMBER ST22229/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: Special Residential (not guaranteed)

The property is situated at SECTION 115 (DOOR C206) MOREHILL GARDENS, 24 MORRIS AVENUE, MOREHILL, BENONI and consist of Lounge, kitchen, bedroom, bathroom, toilet, carport, balcony (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 24 hours before the sale at the offices of the said acting sheriff of the High Court for the district of BENONI situated at SHERIFFS OF THE HIGH COURT STORAGE FACILITY, 18 MOORE AVENUE, BENONI 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 (cash of EFT) 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.

Dated at JOHANNESBURG, 2024-05-22.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R.NEL/MJ/MAT103723. Attorney Acct: R. NEL.

Case No: 4298/2021

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

In the matter between: **ABSA BANK LIMITED, JUDGMENT CREDITOR and DEAN STRUCTURES CC (REGISTRATION NO.: 2005/010158/23), FIRST JUDGMENT DEBTOR, JACOB DEAN JACKY SKOSANA (IDENTITY NO.: 760830 5493 08 5), SECOND JUDGMENT DEBTOR and SARONAH SEILEGO SKOSANA (IDENTITY NO.: 751127 0659 08 8), THIRD JUDGMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2024-07-10, 10:00, By the Sheriff of the High Court, Sheriff Witbank at Plot 31, Zeekoewater, Cnr. Gordon Road and Francois Street, Witbank**

In pursuance of a judgment and warrant granted on 22 JULY 2022 in the above Honourable court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 10 JULY 2024 at 10:00 by the Sheriff of the High Court, Sheriff Witbank at Plot 31, Zeekoewater, Cnr. Gordon Road and Francois Street, Witbank to the highest bidder:

CERTAIN: ERF 1554 TASBETPARK EXTENSION 2 TOWNSHIP

SITUATED: 27 TROMBONE STREET, TASBETPARK, EXT 2

MAGISTERIAL DISTRICT: EMALAHLENI, REGISTRATION DIVISION: J.S., PROVINCE OF MPUMALANGA

MEASURING: 1 164 (ONE THOUSAND ONE HUNDRED AND SIXTY-FOUR) SQUARE METRES

Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatsoever reason, limited or impossible. The improvements on the property consists of the following:

DWELLING CONSISTS OF: RESIDENTIAL

MAIN DWELLING: 3X BEDROOMS (ESTIMATED)

1X BATHROOM (ESTIMATED)

1X KITCHEN (ESTIMATED)

1X LOUNGE (ESTIMATED)

OTHER: 2X GARAGES (ESTIMATED)

ROOF TYPE: TILED

FENCING: BRICK WALLS

The afore going inventory is borne out by a improvement report in respect of the property dated 14 February 2023 and prepared by the Sheriff of the High Court, Sheriff Witbank and signed by HPJ van Nieuwenhuizen. The Sheriff gained access to the property when the improvement report was conducted and the inventory compiled. As per the improvement report, the property is occupied by unknown occupants.

HELD by the DEFENDANTS, JACOB DEAN JACKY SKOSANA (Identity number: 760830 5493 08 5) and SARONAH SEILEGO SKOSANA (Identity number: 751127 0659 08 8), under his name under Deed of Transfer No. T78152/03.

The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Witbank at Plot 31, Zeekoewater, Cnr. Gordon Road and Francois Street, Witbank.

Dated at PRETORIA, 2024-05-27.

Attorneys for Plaintiff(s): Delberg Attorneys, Summit Place Office Park, Bld 2, 221 Garsfontein Road Menlyn c/o Birmans Inc, 1st Floor, Alzu Building, 37 Dolerite Crescent, Middelburg, Delberg Attorneys, Summit Place Office Park, Bld 2, 221 Garsfontein Road Menlyn c/o Birmans Inc, 1st Floor, Alzu Building, 37 Dolerite Crescent, Middelburg. Telephone: 012 361 5001. Fax: 012 361 6311. Attorney Ref: LIANA KILIAN/JH/BB00013.

**Case No: 2022-030380**

**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 De Menezes, Manual Hendrik, First Judgement Debtor and De Menezes, Nailene Kim, Second Judgement Debtor**

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

**2024-07-10, 09:00, 39A Louis Trichardt Street, Alberton North**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale subject to a reserve price of R830,000.00 will be held by the Sheriff of the High Court Palmridge, at 39A Louis Trichardt Street, Alberton North, on Wednesday the 10th day of July 2024 at 09h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: ERF 1769 VERWOERDPARK EXTENSION 7 TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG MEASURING: 710 (SEVEN HUNDRED AND TEN) SQUARE METRES HELD BY DEED OF TRANSFER T84013/2003 and situate at 21 DASSEN STREET, VERWOERDPARK EXTENSION 7, ALBERTON, GAUTENG, in the Magisterial District of Ekurhuleni Central. IMPROVEMENTS: The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: CONSTRUCTED OF BRICK WALLS AND TILED ROOF MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, PANTRY, 4 BEDROOMS, 2 BATHROOMS, COVERED PATIO, THATCHED JACUZZI ROOM OUTBUILDINGS: GARAGE, STOREROOM, SHADE CARPORT, SWIMMING POOL, COTTAGE



PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: 1. Auction Terms and Conditions and the Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Palmridge at 39A Louis Trichardt Street, Alberton North, 24 hours prior to the auction. 2. The sale 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). 3. All prospective bidders will be required to: 3.1 Register with the Sheriff prior to the auction before 09h00; and 3.2 All bidders are required to present their Identity Document together with proof of residence for FICA compliance. 3.3 All bidders are required to pay R25,000.00 (PHYSICAL AUCTION) / R40,000.00 (ONLINE AUCTION) (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. 4. Advertising costs at current publication rates and sale costs according to court rules, apply. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2024-06-07.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: Mr T Cloete/AD/S41595.

**Case No: 6383/2020**  
**Docex: 97, Pretoria**

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

**In the matter between: ABSA Bank, Execution Creditor and JAN ADRIAAN KRUGER DE BEER, ID: 760121 5059 08 8, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-07-10, 10:00, Sheriff Lydenburg & Burgersfort, 80 Kantoor Street, Lydenburg**

A sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, and further pursuant to an order granted by the above Honourable Court against the Judgment Debtor on 9 November 2023 in the above action. A sale in execution with a reserve price of R120 000.00 will be held by the Sheriff of the High Court, LYDENBURG & BURGERSFORT on WEDNESDAY, 10 JULY 2024, at 10H00 at the Sheriff's Office, 80 Kantoor Street, Lydenburg, Mpumalanga Province of the undermentioned property of the Judgment Debtor to the highest bidder, on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection for FIFTEEN (15) days hours prior to the sale at the Sheriff's Office, 80 Kantoor Street, Lydenburg, Mpumalanga Province.

Certain: Erf 107 Ohrigstad Township, Registration Division K.T., Limpopo Province

Measuring: 1 772 (one thousand seven hundred and seventy-two) square meters held by the Judgment Debtor in terms of Deed of Transfer Number T164007/2006.

The property is zoned as: Residential

The property is situated Stand 107, Mimosa Street, Ohrigstad and is consisting of: Unfenced empty stand  
No warranties regarding description, extent or improvements are given.

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 Execution Debtor for money owing the Execution Creditor.

The auction will be conducted by the Sheriff, A C van Rooyen, or his Deputy.

Rule of auction and conditions of sale may be inspected at the Sheriff's Office, 80 Kantoor Street, Lydenburg, 24 hours prior to the auction.

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

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

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

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

Terms:

i] The Purchaser shall pay to the Sheriff 10% of the purchase price in cash (by means of electronic transfer) or by bank guaranteed cheque on the day of the sale;

ii] The balance shall be paid against registration of transfer and shall be secured by a guarantee(s) issued by a financial institution approved by the Execution Creditor or his/her/its attorney(s) to be furnished within twenty-one (21) days from the date of sale.

The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the Conditions of Sale.

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

Sheriff's charges, payable on the day of the sale, to be calculated as follows: 6% on the first One Hundred Thousand Rand (R100 000.00), 3,5% on One Hundred and One Thousand Rand (R100 001.00) to Four Hundred Thousand Rand (R400 000.00) and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of Forty Thousand Rand (R40 000.00) plus VAT in total and a minimum of Three Thousand Rand (R3 000.00) plus VAT.

Dated at Pretoria, 2024-07-10.

Attorneys for Plaintiff(s): VZLR Attorneys, Monument Office Park, 71 Steenbok Avenue, 1st Floor, Block 3, Monumentpark. Telephone: (012) 435 9444. Fax: (012) 435 9555. Attorney Ref: MAT152438/E NIEMAND/ME.

**Case No: 57374/2020**

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

**In the matter between: BODY CORPORATE OF LE MISTRAL, Plaintiff and BABATUNDE OLUMIDE  
OMILOLA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-09, 11:00, SHERIFF SANDTON NORTH 24 RHODES STREET, KENSINGTON B RANDBURG**

1) The Property

"Unit No 30 as shown and more fully described on the Sectional Plan No. SS640/2005, in the scheme known as SS LE MISTRAL in respect of the land and building or buildings situated at LONE HILL EXT 88, 1324, 0 of which section the floor area, according to the said Section Plan, is 55 (FIFTY FIVE) 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 ST12526/2013."

Also known as UNIT 30 LE MISTRAL BODY CORPORATE, 28 WHITE HILLS CLOSE, LONE HILL, JOHANNESBURG, 2191, be declared executable.

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Main building: comprising of: THE SUBJECT PROPERTY IS A UNIT

1X Bedroom, 1X Bathroom, 1X TV/ Living, 1X Kitchen, Swimming pool, Lapa, Borehole, Irrigation, Pavement, Electric Fencing, Fencing - Concrete, Outer Wall Finishing - Plaster, Roof Finishing - Tiles This Unit has a Balcony.

The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots"

Dated at BENONI, 2024-06-07.

Attorneys for Plaintiff(s): JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI. Telephone: 0102350071. Attorney Ref: DEB2031.

**Case No: 2018/40381**

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

**In the matter between: FirstRand Bank Limited, Plaintiff and GN MOLEWA, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-07-11, 10:00, SHERIFF SOWETO WEST on 11TH day of JULY 2024 at 10:00 at 2241 CNR RASMENI &  
NKOPI STREET, PROTEA NORTH**

Pursuant to a judgment obtained, a sale in execution will be held, with a reserve price of R350 000.00 (three hundred and fifty thousand rand) as determined by the High Court in terms of Rule 46A (9) (c) & (d), by the SHERIFF SOWETO WEST on 11TH day of JULY 2024 at 10:00 at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH of the following property:

ERF 5234 NALEDI EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q.,

MEASURING: 262 SQUARE METRES  
HELD BY DEED OF TRANSFER NO T82685/1998  
STREET ADDRESS AND PROPERTY ADDRESS: SITUATED AT: 2841 (20) MOTHLOPI STREET,  
NALEDI, SOWETO, GAUTENG PROVINCE  
PLACE OF SALE: The sale will take place at the offices of the SHERIFF SOWETO WEST at 2241  
RASMENT & NKOPI STREET, PROTEA NORTH  
IMPROVEMENTS: The property has been improved with the following, although no guarantee is given in  
this regard:  
SINGLE STORY DWELLING CONSTRUCTED IN BRICK CONSISTING OF A LOUNGE, KITCHEN, 3  
BEDROOMS, BATHROOM, WC, OUT GARAGE, CARPORT, SERVANTS QUARTERS., W/C  
Zoned for agricultural / residential purposes  
CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF  
SOWETO WEST at 2241 RASMENT & NKOPI STREET, PROTEA NORTH, where they may be inspected during  
normal office hours.  
Dated at Pretoria, 2024-05-20.  
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: N  
MOODLEY/mb/MAT13230.

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**Case No: 4666/2022**

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

**In the matter between: FirstRand Bank Limited, Plaintiff and FRANZUSKUS PIETERSE, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-07-10, 10:00, 10th of JULY 2024 by THE SHERIFF' OFFICE WITBANK at PLOT 321, ZEEKOEWATER,  
CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK at 10h00**

Pursuant to a judgment order obtained, a sale in execution will be held, with a reserve price of  
R900 000.00 (nine hundred thousand rand), on the 10th of JULY 2024 by THE SHERIFF' OFFICE WITBANK at  
PLOT 321, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK at 10h00 of the  
following property:

PORTION 1 OF ERF 1161 REYNO RIDGE EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION J.S.,  
MPUMALANGA PROVINCE

MEASURING: 624 SQUARE METRES

HELD BY DEED OF TRANSFER NO T88129/2001

STREET ADDRESS: 24 AQUARIUS STREET, REYNO RIDGE EXT 4, EMALAHLENI (WITBANK),  
MPUMALANGA PROVINCE, SITUATED IN THE EMALAHLENI (WITBANK) MAGISTERIAL DISTRICT AND  
MUNICIPALITY

PLACE OF SALE: The sale will be held by the SHERIFF WITBANK and take place at PLOT 31  
ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK

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

MAIN DWELLING CONSTRUCTED OF BRICK WITH A PITCHED TILE ROOF CONSISTING OF A  
LOUNGE, DINING ROOM, KITCHEN, SCULLERY, 3 BEDROOMS, 2 BATHROOMS,

GARAGE, STOREROOM AND A SWIMMING POOL. BASIC SECOND DWELLING ATTACHED TO  
MAIN DWELLING CONSTRUCTED OF BRICK WITH A THATCH ROOF CONSISTING OF A LOUNGE,  
KITCHEN, BEDROOM AND A BATHROOM

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Witbank at  
Plot 31 Zeekoewater, cnr of Gordon Road Sheriff Witbank Francois Street, Witbank, where they may be inspected  
during normal office hours.

Dated at Pretoria, 2024-05-16.

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: N  
MOODLEY/MB/MAT11378.

**Case No: 61013/2021**

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

**In the matter between: FirstRand Bank Limited, Plaintiff and PUISO SEFALAFALA, 1<sup>st</sup> Defendant and  
BOIKANYO HOLDINGS (PTY) LTD, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-07-11, 10:00, SHERIFF ODI at 2956, DR MOKGOKONG STREET, U EXTENSION 1, MABOPANE, 0190**

Pursuant to a judgment obtained, a sale in execution will be held, with a reserve price of at least R600 000.00 (six hundred thousand rand) as determined by the High Court in terms of Rule 46A, by SHERIFF ODI at 2956, DR MOKGOKONG STREET, U EXTENSION 1, MABOPANE, 0190 at on 11TH JULY 2024 at 10:00 of the following property:

ERF 8739 MABOPANE-M EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING: 392 SQUARE METRES

HELD BY DEED OF TRANSFER NO T5979/2016

STREET ADDRESS: STAND 8739 - 6422 POPOPO CRESCENT, MABOPANE UNIT M, EXTENSION 2, MABOPANE, PRETORIA, GAUTENG PROVINCE, SITUATED IN THE GA-RANKUWA MAGISTERIAL DISTRICT AND CITY OF TSHWANE LOCAL MUNICIPALITY

PLACE OF SALE: The sale will take place at the offices of the SHERIFF ODI at 2956, DR MOKGOKONG STREET, U EXTENSION 1, MABOPANE, 0190.

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

DWELLING CONSTRUCTED OF BRICK WITH AN IRON ROOF CONSISTING OF A LOUNGE, DINING ROOM, KITCHEN, SCULLERY, 3 BEDROOMS, 1 BATHROOM, 1 TOILET, 2 GARAGES, A PATIO AND A VERANDA

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF ODI at 2956, DR MOKGOKONG STREET, U EXTENSION 1, MABOPANE, where they may be inspected during normal office hours.

Dated at Pretoria, 2024-05-15.

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: N MOODLEY/mb/MAT12133.

**Case No: B39056/2022****Docex: 172 Johannesburg**

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

**In the matter between: FirstRand Bank Limited, Plaintiff and SURPRISE MAKOU, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-07-11, 10:00, SHERIFF ODI at 2956, DR MOKGOKONG STREET, U EXTENSION 1, MABOPANE, 0190**

Pursuant to a judgment obtained, a sale in execution will be held, with a reserve price of at least R211 790.79 (Two Hundred and Eleven Thousand Seven Hundred and Ninety Rand and Seventy Nine Cents)) as determined by the High Court in terms of Rule 46A, by SHERIFF ODI at 2956, DR MOKGOKONG STREET, U EXTENSION 1, MABOPANE, 0190 at on 11TH JULY 2024 at 10:00 of the following property:

ERF 3136 GA-RANKUWA UNIT 9 TOWNSHIP,

REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING: 300 SQUARE METRES

HELD BY DEED OF TRANSFER NO T82457/2019

STREET ADDRESS: 3136 GA-RANKUWA UNIT 9, PRETORIA, GAUTENG PROVINCE, SITUATED IN THE GA-RANKUWA MAGISTERIAL DISTRICT AND CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PLACE OF SALE: The sale will take place at the offices of the SHERIFF ODI at 2956, DR MOKGOKONG STREET, U EXTENSION 1, MABOPANE, 0190

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

SINGLE STOREY DWELLING CONSTRUCTED OF BRICK WITH A TILE ROOF, CONSISTING OF A LOUNGE, KITCHEN, 3 BEDROOMS, 1 BATHROOM AND A TOILET

Zoned for residential purposes

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

Dated at Pretoria, 2024-05-15.

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: N MOODLEY/mb/MAT12597.

**Case No: 2023/036747**

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

**In the matter between: FirstRand Bank Limited, Plaintiff and EZA ABIOMA ENELAMAH, 1<sup>st</sup> Defendant and JEOMA CHINENYE YVONNE ENELAMAH, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-07-09, 09:00, SHERIFF SANDTON SOUTH on 9TH day of JULY 2024 at 09:00 at UNIT B6 LAZERAC OFFICE PARK 22, OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND**

Pursuant to a judgment obtained, a sale in execution will be held, with a reserve price of R1 000 000.00 (one million rand) as determined by the High Court in terms of Rule 46A (9) (c) & (d), by the SHERIFF SANDTON SOUTH on 9TH day of JULY 2024 at 09:00 at UNIT B6 LAZERAC OFFICE PARK 22, OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND of the following property:

A Unit consisting of:

(a) Section No. 5 as shown and more fully described on Sectional Plan No SS154/1982 in the scheme known as EDEN BROOK in respect of the land and building or buildings situate at MORNINGSIDE MANOR EXTENSION 2 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 145 (one hundred and forty-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 NUMBER ST147225/2006; and

A Unit consisting of:

(a) Section No. 12 as shown and more fully described on Sectional Plan No SS154/1982 in the scheme known as EDEN BROOK in respect of the land and building or buildings situate at MORNINGSIDE MANOR EXTENSION 2 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 14 (fourteen) square metres in extent and;

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

HELD BY DEED OF TRANSFER NUMBER ST147225/2006; and

A Unit consisting of:

(a) Section No. 13 as shown and more fully described on Sectional Plan No SS154/1982 in the scheme known as EDEN BROOK in respect of the land and building or buildings situate at MORNINGSIDE MANOR EXTENSION 2 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 31 (thirty-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 ST147225/2006

("the Property");

STREET ADDRESS AND PROPERTY ADDRESS: SECTION 5, 12 AND 13 (DOOR 5) EDEN BROOK COMPLEX, 5 PROTEA PLACE, MORNINGSIDE MANOR EXTENSION 2, GAUTENG PROVINCE

PLACE OF SALE: The sale will take place at the offices of the SHERIFF SANDTON SOUTH at UNIT B6 LAZERAC OFFICE PARK 22, OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND

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



DOUBLE STOREY UNIT IN A SECURE COMPLEX CONSTRUCTED OF BRICK WITH A TILE ROOF CONSTRUCTED A ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOM, 1 SHOWER, 3 WC, 2 OUT GARAGE, SERVANTS, SHOWER / WC, PATIO

Zoned for agricultural / residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF SANDTON SOUTH UNIT B6 LAZERAC OFFICE PARK 22, OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND, where they may be inspected during normal office hours.

Dated at Pretoria, 2024-05-15.

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: N MOODLEY/mb/MAT12536.

**Case No: 54900/2023**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firststrand Bank Limited, Applicant and Thatius Phillip Kelefetswe Mmusi, ID: 6610245580089, 1st Respondent, Rand West City Local Municipality, 2nd Respondent and Hillshaven Home Owners Association, 3rd Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-05, 10:00, Sheriff Westonaria AT 50 Edwards Avenue, Westonaria**

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 1st Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R447 500.00 to the highest bidder, will be held by the SHERIFF WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA on 5 July 2024 at 10:00AM of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: ERF 254 HILLSHAVEN EXTENSION 1 TOWNSHIP; REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG MEASURING: 1 429 SQUARE METRES; HELD BY DEED OF TRANSFER NO: T72160/17; SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF HILLSHAVEN HOME OWNERS ASSOCIATION NPC

Situated: 9 Meggan Road, Hillshaven Ext 1, Westonaria

Zoned: RESIDENTIAL

The property consists of DWELLING WITH LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, TOILET AND GARAGE, SERVANT'S ROOM, BATHROOM/TOILET. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

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 offices of the SHERIFF WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA. The acting Sheriff, Mr Rudi Vermeulen or his deputy 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 R50 000.00 is payable (1) day prior to the date of sale, EFT or bank guarantee cheque, NO CASH ACCEPTED in order to obtain a buyer's card.

(d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA.

Dated at PRETORIA, 2024-05-07.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT17056 R VAN DEN BURG LVDW.

**Case No: 314/2021**

IN THE HIGH COURT OF SOUTH AFRICA

[Mpumalanga Division Middelburg (Local Seat)]

**In the matter between: Firststrand Bank Limited, Applicant and Nsindiso Agrinel Mathibela, ID: 8905046287084, 1st Respondent and Vinolia Nkosi, ID: 8712210230084, 2nd Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 10:00, Sheriff Witbank at Sheriff's Office, Plot 31, Zeekoewater, cnr of Gordon Road and Francois Street, Witbank**

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 1st and 2nd Respondents for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R460 000.00 to the highest bidder, will be held by the SHERIFF WITBANK at PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK on 10 July 2024 at 10:00AM 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 5477 KLARINET EXT 8 TOWNSHIP; REGISTRATION DIVISION J.S. PROVINCE OF MPUMALANGA; MEASURING: 300 SQUARE METRES; HELD BY DEED OF TRANSFER NO: T12579/2016; SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated: 5477 MARSH OWL STREET, KLARINET EXT 8

Zoned: RESIDENTIAL

The property consists of DWELLING WITH LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM AND TOILET. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

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 offices of the SHERIFF WITBANK at PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK. The office of the Sheriff Witbankd 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 R15 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 WITBANK at PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK.

Dated at PRETORIA, 2024-05-02.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT18295 R VAN DEN BURG LVDW.

Case No: 2023/045398

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

**In the matter between: Firststrand Bank Limited, Applicant and Semakaleng Koboyankwe, ID: 8907250675087, 1st Respondent, City of Johannesburg Metropolitan Municipality, 2nd Respondent and Berrywood Body Corporate, 3rd Respondent**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-09, 10:00, Office of the Sheriff Johannesburg South at Shop 2 & 3, Vista Centre, 22 Hillary Road, Corner Trevor Street, Gillview**

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 R512 000.00 to the highest bidder, will be held by the SHERIFF JOHANNESBURG SOUTH at SHOP 2 & 3, VISTA CENTRE, 22 HILLARY ROAD, CORNER TREVOR STREET, GILLVIEW on 09 July 2024 at 10:00AM of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: (A)(1) SECTION NO. 8 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS362/1995, IN THE SCHEME KNOWN AS BERRYWOOD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT GLENVISTA EXTENSION 4 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 64 SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST441/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

(B) AN EXCLUSIVE USE AREA DESCRIBED AS PARKING NO. P2 MEASURING 10 SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS BERRYWOOD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT GLENVISTA EXTENSION 4 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS362/1995

HELD BY NOTARIAL DEED OF CESSION NO. SK32/2019

AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION

Situated: SECTION 8 (DOOR 2) AND EUA P10, BERRYWOOD, 11 LAUBSCHER STREET (CNR. VICKERY STREET), GLENVISTA EXT. 4, JOHANNESBURG, GAUTENG

Zoned: RESIDENTIAL

The property consists of UNIT WITH LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, TOILET AND CARPORT. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus 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 offices of the SHERIFF JOHANNESBURG SOUTH at SHOP 2 & 3, VISTA CENTRE, 22 HILLARY ROAD, CORNER TREVOR STREET, GILLVIEW. The office of the 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 R50 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 JOHANNESBURG SOUTH at SHOP 2 & 3, VISTA CENTRE, 22 HILLARY ROAD, CORNER TREVOR STREET, GILLVIEW.

Dated at PRETORIA, 2024-04-25.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT17427 R VAN DEN BURG LVDW.

**Case No: 2502/2021**

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

**In the matter between: Firststrand Bank Limited, Applicant and Thomas Doctor Mtsweni, ID: 810245596083, 1st Respondent and City of Ekurhuleni Metropolitan Municipality, 2nd Respondent**

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

**2024-07-11, 09:00, Sheriff Benoni at Sheriff of the High Court Storage Facility, 18 Moore Avenue, Benoni**

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 1st Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R900000.00 to the highest bidder, will be held by the SHERIFF BENONI at SHERIFF OF THE HIGH COURT STORAGE FACILITY, 18 MOORE AVENUE, BENONI on 11 July 2024 at 09:00AM 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: ERF1691 CRYSTAL PARK EXTENSION 2 TOWNSHIP; REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG; MEASURING: 852 SQAURE METRES; HELD BY DEED OF TRANSFER NO T29100/2018; SUBJECT TO THE CONDITIONS CONTAINED THEREIN

Situated: 3 NAGTEGAAL STREET, CRYSTAL PARK EXT 2, BENONI

Zoned: RESIDENTIAL

The property consists of DWELLING WITH ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, 2 TOILETS, 7 CARPORTS, 2 SERVANT'S ROOMS, 2 BATHROOM/TOILET. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

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 offices of the SHERIFF BENONI at 2A MOWBRAY AVENUE, BENONI. The office of the SHERIFF BENONI 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 BENONI at 2A MOWBRAY AVENUE, BENONI.

Dated at PRETORIA, 2024-05-15.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT13095 R VAN DEN BURG / VAN DER WATT.

Case No: 59652/2023

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

**In the matter between: Firststrand Bank Limited, Applicant and Hosia Bongani Mahlatsi, ID: 8807215368085, 1st Respondent, Patricia Noluthando Ndlovu, ID: 9308040487082, 2nd Respondent and City of Tshwane Ekurhuleni Metropolitan Municipality, 3rd Responent**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 09:00, Office of the Sheriff Palm Ridge at 39A Louis Trichardt Avenue, Alberton North**

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 and Second Respondents for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R718000.00 to the highest bidder, will be held by the AT SHERIFF PALM RIDGE at 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH on 10 July 2024 at 09:00AM 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: Property description: ERF 1788 WATERVALSPRUIT EXTENSION 10 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 313 SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T1633/2019

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

Situated: 1788 PENCILFISH STREET, WATERVALSPRUIT EXT. 10, MIDVAAL, GAUTENG

Zoned: RESIDENTIAL

The property consists of DWELLING WITH LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM SHOWER, 2 TOILETS. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

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 offices of the SHERIFF PALM RIDGE at 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH. The office of the 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 R25 000.00(physical auction)/R40 000.00 (ONLINE AUCTION) 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 PALM RIDGE at 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH.

Dated at PRETORIA, 2024-04-24.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT17074 R VAN DEN BURG LVDW.



Case No: 5517/2022

IN THE HIGH COURT OF SOUTH AFRICA  
[Mpumalanga Division Middelburg (Local Seat)]

**In the matter between: Firststrand Bank Limited, Applicant and Percy Mkansi, ID: 8202200539082, 1st Respondent and Emalahleni Local Municipality, 2nd Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 10:00, Sheriff Witbank at Sheriff's Office, Plot 31, Zeekoewater, cnr of Gordon Road and Francois Street, Witbank**

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 R400 000.00 to the highest bidder, will be held by the SHERIFF WITBANK at PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK on 10 July 2024 at 10:00AM 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 5562 KLARINET EXTENSION 8 TOWNSHIP; REGISTRATION DIVISION J.S. PROVINCE OF MPUMALANGA; MEASURING: 300 SQUARE METRES; HELD BY DEED OF TRANSFER NUMBER : T2883/2019; SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated: STAND/ERF 5562 KLARINET EXTENSION 8, WITBANK

Zoned: RESIDENTIAL

The property consists of DWELLING WITH LOUNGE, KITCHEN, 3 BEDROOMS AND 2 BATHROOMS. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

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 offices of the SHERIFF WITBANK at PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK. The office of the 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 R15 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 WITBANK at PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK.

Dated at PRETORIA, 2024-04-24.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT17565 R VAN DEN BURG LVDW.

Case No: 70461/2019

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

**In the matter between: Firststrand Bank Limited, Applicant and Karabo Eugene Mashimbye, ID 8508256319082, 1st Respondent, The City of Johannesburg Metropolitan Municipality, 2nd Respondent and Kwa-Maningi Body Corporate, 3rd Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-09, 10:00, Office of the Sheriff, Johannesburg West at 139 Bayers Naude Drive, Franklin Roosevelt Park**

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 to the highest bidder, will be held by the SHERIFF JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK on 09 July 2024 at 10:00AM of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain:

(a) Section No 18 (DOOR 18) as shown and more fully described on Sectional Plan No. SS139/1998, in the scheme known as Kwa-Maningi in respect of the land and building or buildings situate at MEREDALE EXTENSION 11 TOWNSHIP, CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 78 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 ST32886/2015 and subject to such conditions as set out in the aforesaid deed

Situated: DOOR 18, KWA-MANINGI, 724 HOUTKAPPER STREET, MEREDALE EXT 11, JOHANNESBURG

Zoned: RESIDENTIAL

The property consists of unit consisting of lounge, dining room, kitchen, 3 bedrooms, 2 bathrooms, shower, 2 toilets and carport. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus 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 offices of the SHERIFF JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK. Mr Indran Adimoolum 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 R30 000.00 is payable prior to the commencement of the auction in order to obtain a buyer's card.

(d) Registration for auctions is open the day before from 9:30 to 1pm and closes at 09:30 on the day of auction.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK.

Dated at PRETORIA, 2024-04-12.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT3426 R VAN DEN BURG LVDW.

Case No: 2981/2019

IN THE HIGH COURT OF SOUTH AFRICA

[Mpumalanga Division Middelburg (Local Seat)]

**In the matter between: Firststrand Bank Limited, Applicant and Lucas Eliya Phala, ID: 8204215615089, 1st Respondent and Emalahleni Local Municipality, 2nd Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 10:00, Sheriff Witbank at Sheriff's Office, Plot 31, Zeekoewater, cnr of Gordon Road and Francois Street, Witbank**

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 1st Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R300 000.00 to the highest bidder, will be held by the SHERIFF WITBANK at PLOT 31, ZEEKOEAWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK on 10 July 2024 at 10:00AM 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 3837 KLARINET EXTENSION 6 TOWNSHIP; REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA; EXTENT: 300 SQUARE METRES; HELD BY DEED OF TRANSFER NO: T13415/2013; SUBJECT TO THE CONDITIONS CONTAINED THEREIN

Situated: STAND 3837, KLARINET EXTENSION 6, WITBANK, MPUMALANGA

Zoned: RESIDENTIAL

The property consists of DWELLING WITH LOUNGE, KITCHEN, 2 BEDROOMS AND BATHROOM. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

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 offices of the SHERIFF WITBANK at PLOT 31, ZEEKOEAWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK. The office of the Sheriff Witbank 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 R15 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 WITBANK at PLOT 31, ZEEKOEAWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK.

Dated at PRETORIA, 2024-05-03.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT17459 R VAN DEN BURG LVDW.

Case No: 35663/2020

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

**In the matter between: Firststrand Bank Limited, Applicant and Caroline Matlaila (Mosane), ID: 740926 0409 087, 1st Respondent, Caroline Matlaila (Mosane) N.O., ID: 740926 0409 087), 2nd Respondent, City of Johannesburg Metropolitan Municipality, 3rd Respondent and The Body Corporate of Tsessibi, 4th Respondent**

## NOTICE OF SALE IN EXECUTION

**2024-07-10, 11:00, Sheriff Randburg South West at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg**

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 and Second Respondents for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R222000.00 to the highest bidder, will be held by the SHERIFF RANDBURG SOUTH WEST at 1st FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG on 10 July 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: (a) Section No 2 as shown and more fully described on Sectional Plan No SS77/84, in the scheme known as TSESSIBI in respect of the land and building or buildings situate at WINDSOR, Local Authority: City of Johannesburg of which section the floor area, according to the said sectional plan is 144 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 07/163254

Situated: 2 TSESSIBI, 51 PRINCES AVENUE, WINDSOR EAST, RANDBURG

Zoned: RESIDENTIAL

The property consists of Unit with entrance hall, lounge, dining room, kitchen, 2 bedrooms, bathroom, toilet, balcony and 1 out garage. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

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 offices of the SHERIFF RANDBURG SOUTH WEST at 1st FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG. The offices of the Sheriff Randburg South West will conduct the sale.

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

(a) Directive of the consumer protection act 68 of 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>)

(b) Fica-legislation - proof of identity and address particulars

(c) Payment of a refundable registration fee 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 RANDBURG SOUTH WEST at 1st FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG.

Dated at PRETORIA, 2024-06-03.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT9059 R VAN DEN BURG LVDW.

Case No: 4082/19

IN THE MAGISTRATE'S COURT FOR  
(EKURHULENI SOUTH EAST, HELD AT BENONI)

In the matter between: **GOLDEN SANDS BODY CORPORATE, Plaintiff and TYRON RONALD SPENCER,**  
**1<sup>st</sup> Defendant and SHARLENE SPENCER, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-11, 09:00, Sheriff of the Court Benoni, 18 Moore Avenue, Benoni**

IN THE MAGISTRATES COURT FOR THE DISTRICT OF EKURHULENI SOUTH EAST  
HELD AT BENONI

CASE NUMBER: 4082/19

In the matter between: **GOLDEN SANDS BODY CORPORATE, SECTIONAL TITLE SCHEME, NO. 73/1994,**  
**Applicant and TYRON RONALD SPENCER, Identity number: 850326 5376 082, First Respondent and**  
**SHARLENE SPENCER, Identity Number: 840924 0032 081, Second Respondent**

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NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY

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PURSUANT to a Warrant of Execution of Immovable Property and by virtue of judicial attachment on the 8th day of May 2023 of the following Immovable Property:

a) Section number 26 as shown and more fully described on Section Plan No. 73/1994 in the Golden Sands Sectional Title Scheme (Scheme No. 73/1994), in respect of which the floor area, according to the said Sectional Plan is 85 (Eighty Five) square meters 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 and endorsed on the sectional plan

will be sold in execution by the Sheriff of the Honourable Court Benoni.

PLACE: Sheriff of the High Court Benoni

18 Moore Avenue

Benoni

DATE: 11 July 2024

TIME: 09H00

The Conditions of Sale may be inspected at the office of the Sheriff conducting the sale.

JH OLIVIER INC. ATTORNEYS

Attorney for the Plaintiff

No 16, 7th Avenue

Northmead, Benoni

Tel: 011 425 0640

E-mail: [admin@jholivier.co.za](mailto:admin@jholivier.co.za)

REF: #31

Dated at BENONI, 2024-06-06.

Attorneys for Plaintiff(s): JH OLIVIER INCORPORATED, No 16, 7th Avenue, Northmead, Benoni.  
Telephone: 0114250640. Attorney Ref: #31.

Case No: 2022-034526

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

In the matter between: **FirstRand Bank Limited, Plaintiff and PRATHIK SEWGOOLAM, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-07-09, 09:00, SHERIFF SANDTON SOUTH on 9TH day of JULY 2024 at 09:00 at UNIT B6 LAZERAC  
OFFICE PARK 22, OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND**

Pursuant to a judgment obtained, a sale in execution will be held, with a reserve price of R850 000.00 (eight hundred and fifty Thousand Rand) as determined by the High Court in terms of Rule 46A (9) (c) & (d), by the



SHERIFF SANDTON SOUTH on 9TH day of JULY 2024 at 09:00 at UNIT B6 LAZERAC OFFICE PARK 22, OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND of the following property:

A Unit consisting of:

(a) Section No. 104 as shown and more fully described on Sectional Plan No. SS666/2017, in the scheme known as COTTONWOODS in respect of the land and buildings situated at EDENBURG TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 76 (SEVENTY-SIX) square metres in extent; and

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

HELD BY DEED OF TRANSFER NUMBER ST50593/2018

STREET ADDRESS AND CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: 104 COTTONWOODS, 30 HOMESTEAD ROAD EDENBURG, SANDTON also known as UNIT 104 (DOOR 104) COTTONWOODS COMPLEX, 30 HOMESTEAD ROAD, EDENBURG, GAUTENG PROVINCE

PLACE OF SALE: The sale will take place at the offices of the SHERIFF SANDTON SOUTH at UNIT B6 LAZERAC OFFICE PARK 22, OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND

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

DOUBLE STOREY WITH CONSTRUCTED OF PAINTED BRICK WITH AN IRON ROOF STANDARD UNIT IN A SECURE COMPLEX CONSTRUCTED A LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 SHOWER, 3 WC, 2 GARAGE,

Zoned for agricultural / residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF SANDTON SOUTH UNIT B6 LAZERAC OFFICE PARK 22, OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND, where they may be inspected during normal office hours.

Dated at Pretoria, 2024-05-15.

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: N MOODLEY/mb/MAT12646.

Case No: 9951/23P

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

In the matter between: **FIRSTRAND BANK LIMITED, PLAINTIFF** and **Rufinus Marumo Nakin, Identity Number 6010205953089, First Defendant** and **Rufinus Marumo Nakin N.O., Identity Number 6010205953089, (in his capacity as Executor of the Estate of the Late Rosalia Moroesi Nakin, Identity Number 6301300737083, Master's Reference Number 013285/2020), Second Defendant** and **The Master of the High Court, Durban, Third Defendant**

#### NOTICE OF SALE IN EXECUTION

**2024-07-08, 10:00, the Sheriff's Office, No. 17A Mgazi Avenue, Umtentweni, Port Shepstone, KwaZulu-Natal**

PLEASE TAKE NOTICE THAT the under-mentioned property will be sold by Public Auction by the Acting Sheriff for the High Court of Port Shepstone on MONDAY, the 8th day of JULY 2024 at 10h00 at the Sheriff's Office, No. 17A Mgazi Avenue, Umtentweni, Port Shepstone, KwaZulu-Natal. The property is described as:-

Erf 2475 Margate (Extension Number 4), Registration Division ET, Province of KwaZulu-Natal

in extent 1 032 (One Thousand and Thirty Two) square metres

Held by Deed of Transfer Number T18619/1999

and situated at 7 Basset Place, Margate Extension 4, Margate, KwaZulu-Natal, Magisterial District of Ugu and is zoned Special Residential. The following information is furnished but is not guaranteed:

The property consists of a main dwelling, consisting of a lounge, dining room, kitchen, 5 bedrooms, 2 bathrooms, 1 shower, 2 toilets, 2 out garages, servant's room and a bathroom/toilet

The Conditions of Sale may be inspected at the Sheriff's Office, No. 17A Mgazi Avenue, Umtentweni, Port Shepstone, for 15 (fifteen) days prior to the date of sale. 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 a Judgment obtained in the above Court against the Defendants for money owing to the Plaintiff.

2. The Ray Nkonyeni Municipality and the Ugu District Municipality are required to stipulate within 10 (TEN) days of service of the Notice of Sale upon them, a reasonable reserve price or to agree in writing to a sale without reserve.

3. The Rules of the Auction and Conditions of Sale may be inspected at the Sheriff's Office, No. 17A Mgazi Avenue, Umtentweni, Port Shepstone, 24 hours prior to the auction.

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

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

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

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

d) Registration conditions.

The Purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by way of an 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 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. 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. The Office of the Sheriff for Port Shepstone will conduct the sale, with auctioneers MAB Mahlangu (Sheriff) or her Deputy. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at Pietermaritzburg, 2024-06-06

Attorneys for Plaintiff(s): Stowell & Co, 295 Pietermaritz Street, Pietermaritzburg. Telephone: 0338450500. Fax: 0865455685. Attorney Ref: GJ Campbell/FIR/2473.

**Case No: 2015/543**

**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa bank Limited, Plaintiff and Mukeleni Gladstone Valoyi, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-07-30, 11:00, 615 JAMES CRESCENT, HALFWAY HOUSE**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 23 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 HALFWAY HOUSE on 30 JULY 2024 at 11:00AM at 615 JAMES CRESCENT, HALFWAY HOUSE to the highest bidder with a reserve price of R807 345.25.

CERTAIN: ERF 499 SUMMERSET, EXTENSION 6, PRETORIA, REGISTRATON DIVISION J.R., PROVINCE OF GAUTENG;

MEASURING: 1 374 (ONE THOUSAND THREE HUNDRED AND SEVENTY FOUR) SQUARE METRES;

HELD: Under Deed of Transfer T46567/2013;

SITUATE AT: STAND NO 499, 24 APIESDORING CLOSE, SUMMERSET EXTENSION 6;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at consists of a 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, 615 JAMES CRESCENT, HALFWAY.

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.  
(URLhttp://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 R2 000.00 in cash.

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, 615 JAMES CRESCENT, HALFWAY HOUSE during normal office hours Monday to Friday, Tel: 0105349351, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/MP/MP/MAT19427).

Dated at JOHANNESBURG, 2024-06-04.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Telephone: 011-646 0006.Fax: 011 646 0016. Attorney Ref: MAT8608/AS/MP.

**Case No: 2022/020852**

**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 Rodwell Thulani Khumalo, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-07-10, 14:00, 61 Van Riebeeck Avenue, Alberton**

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 JOHANNESBURG EAST on 10 JULY 2024 at 14:00 at 61 VAN RIEBEECK AVENUE, ALBERTON, to the highest bidder with the reserve price of R516 000.00.

CERTAIN: ERF 1576 JEPPESTOWN TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG;

MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES;

HELD: Under Deed of Transfer T9221/2021;

SITUATE AT: 35 LAMOEN STREET, JEPPESTOWN, JOHANNESBURG

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 35 LAMOEN STREET, JEPPESTOWN, JOHANNESBURG consists of: Lounge, Dining Room, Living Room, Kitchen, 4 x Bedrooms and 2 x Bathrooms (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. "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 EAST, 61 VAN REIBEECK STREET, ALBERTON. The SHERIFF JOHANNESBURG EAST 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.  
(URLhttp://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 EAST, 61 VAN RIEBEECK STREET, ALBERTON, during normal office hours Monday to Friday, Tel: 011 727 9340/ 44, 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/MAT43178).

Dated at JOHANNESBURG, 2024-05-20.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Telephone: 011-646 0006. Fax: 011 646 0016. Attorney Ref: JE/mm/MAT43178.

**Case No: JR2826/18 & GPBC1349/2017**

IN THE HIGH COURT OF SOUTH AFRICA

(IN THE LABOUR COURT OF SOUTH AFRICA, HELD AT JOHANNESBURG)

**In the matter between: MINISTER OF HOME AFFAIRS, APPLICANT and PSA OBO G.R NGOBENI, 1ST RESPONDENT, GENERAL PUBLIC SERVICE SECTOR OF THE BARGAINING COUNCIL (GPSSBC), 2ND RESPONDENT and PM NGAKO N.O, 3RD RESPONDENT**

NOTICE OF SALE IN EXECUTION

**2024-07-19, 10-00, 230 JOHANNES RAMOKHOASE STREET, HALLMARK BUILDING**

1 x White Ford Single Cab Bakkie - Reg: HJ56KTGP, 1 x White Suzuki Dzire - Reg: KX03MNGP, 1 x White VW Polo - Reg: KL18KRGP.

Dated at PRETORIA, 2024-06-04.

Attorneys for Plaintiff(s): THE STATE ATTORNEY, PRETORIA, SALU BUILDING, CNR THABO SEHUME & FRANCIS BAARD STREETS. Telephone: 012 309 1541. Fax: 012 309 1649. Attorney Ref: 7701/2018/Z36.

**Case No: 10900/2022**

**Docex: Docex 262**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, JOHANNESBURG)

**In the matter between: BODY CORPORATE WOODGRANGE-SUMMERSTRAND, Plaintiff and SAHM PROP (PTY) LTD, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 10H30, 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 29th day of August 2023 in terms of which the following property will be sold in execution by the Acting Sheriff of the High Court GERMISTON NORTH at 22 Voortrekker Avenue, Corner 2nd Street, Edenvale on 10 July 2024 at 10h30, to the highest bidder.

CERTAIN: A unit consisting of:- Section No 117 and more fully described on Sectional Plan No SS121/1991 in the scheme known as SS WOODGRANGE-SUMMERSTRAND, situated at BEDFORD GARDENS, City of Ekurhuleni Metropolitan Municipality, of which section the floor area according to the said Sectional plan is 116 (ONE HUNDRED AND SIXTEEN) square metres in extent; an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; held by deed of transfer ST36147/1996.

SITUATE AT: SECTION 117 (COMMONLY KNOWN AS UNIT 913) – WOODGRANGE-SUMMERSTRAND, 9 LEICESTER ROAD, BEDFORD GARDENS, GERMISTON, 2007 MEASURING: 116 (ONE HUNDRED AND SIXTEEN) square metres

ZONED: Residential

AS HELD BY THE EXECUTION DEBTOR UNDER DEED OF TRANSFER NUMBER: ST36147/1996

IMPROVEMENTS: (The nature, extent, condition and existence of the improvements are not guaranteed) The main house consisting of: 2 Bathrooms, 1 Kitchen, 3 Bedrooms, 1 Living Room, 1 covered Basement Parking, Aluminum window frames, Brick and plastered walls, Gated fence. The Purchaser shall in addition to the Acting Sheriff's commission, which is 6% (six percent) on the first R100 000.00 of the proceeds of the sale up to a price of R100 000.00 (one hundred thousand Rand) and thereafter 3.5% (three comma five percent) on R100 001.00 (one hundred thousand and one Rand) to R400 000.00 (four hundred thousand Rand) and thereafter 1.5% (one comma five percent) on the balance of the proceeds of the sale subject to a maximum commission of R40 000.00

(forty thousand Rand) plus VAT in total and a minimum of R3 000.00 (three thousand Rand) plus VAT, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Acting Sheriff's trust account immediately on the fall of the hammer or in any customary manner and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to the Execution Creditor's conveyancers, which guarantee shall be delivered by the Purchaser to the Acting Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

Take further note that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.  
2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for GERMISTON NORTH, 22 Voortrekker Avenue, Corner 2nd Street, Edenvale.

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

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

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

C) Payment of a Registration Fee of R50 000.00 (fifty thousand Rand) in 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 GERMISTON NORTH will conduct the sale with auctioneers J.A Thomas and/or AM JEGELS. Advertising costs at current publication rates and sale costs according to court rules, apply. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Office of the Acting Sheriff GERMISTON NORTH at 22 Voortrekker Avenue, Corner 2nd Street, Edenvale, during normal office hours Monday to Friday.

Dated at BEDFORDVIEW, 2024-06-12.

Attorneys for Plaintiff(s): BICCARI BOLLO MARIANO INC., 8A BRADFORD ROAD, BEDFORDVIEW, 2007. Telephone: 011 622 3622. Attorney Ref: BR5749. Attorney Acct: BI0005.

**Case No: D11220/2022**

**Docex: 4, UMHLANGA ROCKS**

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

**In the matter between: FIRSTRAND MORTGAGE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and ENBANATHAN MANICKUM (ID No. 800309 5104 085), First Defendant and ANAMIKA MANICKUM (ID No. 780529 0096 085), Second Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-07-08, 09H00, Registration closes at 08h50 at the Sheriff's Office at 82 Trevenen Road, Lotusville, Verulam, to the highest bidder~**

DESCRIPTION: ERF 1202 VERULAM EXT NO. 15, Registration Division FU, Province of KwaZulu-Natal in extent 657 (Six Hundred and Fifty Seven) square metres, Held under Deed of Transfer No.T11267/2021 subject to all the terms and conditions therein contained

PHYSICAL ADDRESS: 33 Honeysuckle Street, Verulam Ext 15, Brindhaven, Verulam, KwaZulu-Natal. (in the magistrate's district of Inanda)

The following information is furnished but not guaranteed:

Split Level, Brick under Tile, Bedrooms; Lounge, Dining room, Kitchen, Toilet & Bathroom is Incomplete, Double Electronic Garage, Manual Iron Gate, Paved Driveway, Wire Fencing Burglar Guards, Awning

ZONING: Residential (not guaranteed)

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The full Conditions of Sale and rules of auction shall be inspected at the Sheriff's office, 82 Trevenen Road, Lotusville, Verulam (Tel: 032 533 7387).

Take further notice that: -

1. This sale is a sale in execution pursuant to a judgment obtained in the above honourable court on 31st March 2023.

2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff Inanda Area 2 at 82 Trevenen Road, Lotusville, Verulam during office hours.

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: Requirement proof of ID and residential address and other :- (Municipal account or bank statement not older than 3 months)

(c) Registrations will close strictly 10 minutes prior to the auction at 08H50 am.

(d) Only registered Bidders will be allowed into the Auction Room.

4. Payment of a Registration deposit of R10 000-00 in cash only.

5. Special Conditions of Sale available for viewing at the Sheriff's Office for Inanda District 2 at 82 Trevenen Road, Lotusville, Verulam,

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

7. The office of the Sheriff Inanda Area 2 will conduct the sale with Auctioneers R R Singh (Sheriff) and/or Hashim Saib (Deputy Sheriff).

Dated at UMHLANGA, 2024-03-14.

Attorneys for Plaintiff(s): Livingston Leandy, Ground Floor, 4 Pencarrow Park, La Lucia, Umhlanga. Telephone: 031 5367500. Fax: 0865145099. Attorney Ref: 28M18259.

**Case No: 70827/2017**

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

**In the matter between: NEDBANK LIMITED (REGISTRATION NUMBER: 1951/000009/06) PLAINTIFF and AHMED OF PEER N.O. (ID: 820617 5291 082) 1ST DEF & ATTORNEYS INSURANCE INDEMNITY FUND (NPC REG NO: 1993/03588/08) 2ND DEF & SIBONGILE C MSIMANG (ID: 650705 0257 086) 3RD DEF & MASTER HIGH COURT JHB 4TH DEF**

NOTICE OF SALE IN EXECUTION

**2024-07-11, 10:00, 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale without a Court reserve price, will be held by the SHERIFF OF THE HIGH COURT VEREENIGING at 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING on THURSDAY the 11TH of JULY 2024 at 10:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF VEREENIGING during office hours.

CERTAIN: ERF 1255 STRETFORD TOWNSHIP, REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG

MEASURING 276 (TWO HUNDERD AND SEVENTY SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NO T63293/2007

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND

ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS

ALSO KNOWN AS: 1256 HAWK ROAD, STRETFORD.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

A DWELLING HOUSE WITH 2 BEDROOMS, KITCHEN, LOUNGE, TOILET AND BATHROOM.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF VEREENIGING, 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING, 24 (twenty four) hours prior to the auction.

Take further notice that:

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

2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF VEREENIGING.

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

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

(b) FICA-legislation in respect of proof of identity and address particulars;

(c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;

(d) Registration conditions.

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

Dated at PRETORIA, 2024-05-29.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: F MOHAMED/RM/MAT45791.

**Case No: 28179/2023**

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 LERATO MALAPELA (IDENTITY NUMBER: 880929 1375 083), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-07-11, 10:00, 2241 cnr RASMENI AND NKOPI STREET, PROTEA NORTH**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a Court reserve price of R520 000.00, will be held by the SHERIFF OF THE HIGH COURT SOWETO WEST at 2241 cnr RASMENI AND NKOPI STREETS, PROTEA NORTH on THURSDAY the 11TH of JULY 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 SOWETO WEST during office hours.

CERTAIN: ERF 36197 PROTEA GLEN EXTENSION 39 TOWNSHIP, REGISTRATION DIVISION I.Q.  
THE PROVINCE OF GAUTENG

MEASURING 300 (THREE HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER T4066/2021

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 176 COPPER STREET, PROTEA GLEN EXTENSION 39, SOWETO.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

KITCHEN, LOUNGE, 2 BEDROOMS, TILED ROOF.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF SOWETO WEST, 2241 cnr RASMENI AND NKOPI STREETS, PROTEA NORTH 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.  
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF SOWETO WEST.

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

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

(b) FICA-legislation in respect of proof of identity and address particulars;

(c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) in cash;

(d) Registration conditions.

Dated at PRETORIA, 2024-05-29.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/MVDB/MAT78597.

Case No: 5617/2021

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 **MANSABYTE PROPRIETARY LIMITED (REGISTRATION NUMBER: 2018/481999/07), 1ST DEFENDANT & EBENHAEZER COETZEE (IDENTITY NUMBER: 720704 5150 087), 2ND DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2024-07-10, 10:00, 6(A) THIRD STREET, ARBORETUM, BLOEMFONTEIN**

In execution of a judgment of the High Court of South Africa, Free State Division, Bloemfontein, in the abovementioned suit, a sale without a Court reserve price, will be held by the SHERIFF OF THE HIGH COURT BLOEMFONTEIN WEST at 6(A) THIRD STREET, ARBORETUM, BLOEMFONTEIN on WEDNESDAY the 10TH of JULY 2024 at 10:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF BLOEMFONTEIN WEST during office hours.

## CERTAIN:

## 1. A UNIT CONSISTING OF -

(A) SECTION NUMBER 63 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS158/2019, IN THE SCHEME KNOWN AS HILKIAH IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT REMAINDER OF PORTION 1 OF THE FARM VOORZORG "A" 2541, DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 78 (SEVENTY EIGHT) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NUMBER ST17215/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

2. AN EXCLUSIVE USE AREA DESCRIBED AS P63 ROOFED PARKING MEASURING 36 (THIRTY SIX) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS HILKIAH IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT REMAINDER OF PORTION 1 OF THE FARM VOORZORG "A" 2541, DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS158/2019 HELD BY NOTARIAL DEED OF CESSION OF EXCLUSIVE USE AREA NUMBER SK730/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION

3. an exclusive use area described as S63 COVERED STOEP measuring 9 (NINE) SQUARE METRES being as such part of the common property, COMPRISING THE LAND AND THE SCHEME KNOWN AS HILKIAH IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT REMAINDER OF PORTION 1 OF THE FARM VOORZORG "A" 2541, DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS158/2019 HELD BY NOTARIAL DEED OF CESSION OF EXCLUSIVE USE AREA NUMBER SK730/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION

ALSO KNOWN AS: UNIT 63 HILKIAH, BRENDAR ROAD, QUAGGAFONTEIN, BLOEMFONTEIN.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

SUB-DIVISION 1: 2 BEDROOMS WITH BUILT-IN MELAMINE CUPBOARDS AND FLOOR TILES, 1 BATHROOM WITH FLOOR AND WALL TILES, OPEN PLAN KITCHEN, LOUNGE WITH FLOOR TILES, 2 CARPORTS

SUB-DIVISION 2: BACHELOR'S FLAT WITH OPEN PLAN BEDROOM, KITCHEN AND SHOWER.

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 BLOEMFONTEIN WEST, 6(A) THIRD STREET, ARBORETUM, BLOEMFONTEIN, 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 BLOEMFONTEIN WEST.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:

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

(b) FICA-legislation in respect of proof of identity and address particulars;

(c) Payment of a registration fee of R45 000.00 (Forty Five Thousand Rand) (refundable) by card/EFT;

(d) Registration conditions.

Dated at PRETORIA, 2024-05-28.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/OM/MAT72237.

**Case No: 13396/22P  
031 5369700**

### "AUCTION"

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

**In the matter between: ABSA BANK LIMITED, FIRST APPLICANT, ABSA HOME LOANS GUARANTEE COMPANY and (RF) PTY LTD, SECOND APPLICANT AND ANDILE GOODMAN NGCOBO, FIRST RESPONDENT, SENGAZI PHINDILE NTOMBELA, SECOND RESPONDENT**

#### NOTICE OF SALE IN EXECUTION

**2024-07-04, 10:00, AT THE SHERIFF OFFICE, AT 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on THURSDAY, 04TH day of JULY 2024 at 10:00 at 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN, to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder, subject to the reserve price of R365 000.00. DESCRIPTION: 1. A UNIT CONSISTING OF:- (a) SECTION NO. 11 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS57/1987, IN THE SCHEME KNOWN AS PARK BAY 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 56 (FIFTY SIX) SQUARE METRES IN EXTENT; AND (b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST000013310/2019, SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED AND MORE ESPECIALLY TO THE RESTRAINT OF THE FREE ALIENATION IN FAVOUR OF KWAZULU NATAL DEPARTMENT OF HUMAN SETTLEMENTS. PHYSICAL ADDRESS: UNIT 11 PARK BAY, 9 LLOYD STREET, DURBAN. MAGISTERIAL DISTRICT: ETHEKWINI MAGISTERIAL DISTRICT. ZONING: GENERAL RESIDENTIAL (Nothing in this regard is guaranteed) IMPROVEMENTS: 1 LOUNGE, 1 KITCHEN, 1 BEDROOM, 1 BATHROOM, 1 BALCONY/PATIOS. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") 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 to a judgment obtained in the above court. 2. The Rules of the Auction and full advertisement is available 24 hours before the auction at the office of the Sheriff for Durban Coastal, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN. 3. Registration as a buyer is a pre-requisite subject to 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. 4. The office of the Sheriff for Durban Coastal will conduct the sale with auctioneers G S NDLOVU and/or D NAICKER. 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 Durban Coastal, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN

Dated at UMHLANGA ROCKS ON 2024-05-31.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel: 031 5369700. Fax 031 5369799. Ref: ROMAN REDDY/PC.

Case No: 10333/23  
031 5369700

**"AUCTION"**

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PROPRIETARY) LIMITED, FIRST APPLICANT, ABSA BANK LIMITED, SECOND APPLICANT AND TREVOLAN LEE NAICKER, RESPONDENT**

**NOTICE OF SALE IN EXECUTION**

**2024-07-08, 10:00, AT THE SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on MONDAY, 08TH JULY 2024 at 10:00, or as soon as thereafter as conveniently possible, at SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder: DESCRIPTION: 1. A UNIT CONSISTING OF - (a) SECTION NUMBER 13 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS258/1990, IN THE SCHEME KNOWN AS MARGATE SUN IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT MARGATE, IN THE RAY NKONYENI MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 135 (ONE HUNDRED AND THIRTY FIVE) SQUARE METERS IN EXTENT; AND(b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST27380/22 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.2. AN EXCLUSIVE USE AREA DESCRIBED AS PARKING NO. P13 MEASURING, 14 (FOURTEEN) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN MARGATE SUN IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT MARGATE IN THE RAY NKONYENI MUNICIPALITY, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS258/1990, HELD BY NOTARIAL DEED OF CESSION NUMBER SK2658/22 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION. PHYSICAL ADDRESS: UNIT 13 MARGATE SUN, 22 PANORAMA PARADE, MARGATE. MAGISTERIAL DISTRICT: UGU MAGISTERIAL DISTRICT THE PROPERTY IS ZONED: RESIDENTIAL, IMPROVEMENTS: 1 ENTRANCE HALL, 1 LOUNGE, 1 DINING ROOM, 1 KITCHEN, 1 SCULLERY, 3 BEDROOMS, 2 BATHROOMS, 1 BALCONY/PATIOS. But nothing is guaranteed in respect thereof. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at the SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE. TAKE FURTHER NOTE THAT:1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an Order granted the the above Honourable Court. 2. The Rules of the Auction and Conditions of Sale may be inspected at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone, 24 hours prior to the auction.3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ( URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> )a) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. b) All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 4. The auction will be conducted by the Sheriff Port Shepstone.5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6.The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale.7.The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8.The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price.9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10.The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone.11. Strict Covid-19 government regulations applies, we have the right to disallow persons that do not adhere to the regulations.

Dated at UMHLANGA ROCKS ON 2024-05-27.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel: 031 5369700. Fax 031 5369799. Ref: ROMAN REDDY/PC.



Case No: 10000/23P  
031 5369700

**"AUCTION"**

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

**In the matter between: ABSA BANK LIMITED, FIRST APPLICANT, ABSA HOME LOANS GUARANTEE COMPANY (RF) PTY LTD, SECOND APPLICANT AND SEYURI PILLAY, RESPONDENT**

NOTICE OF SALE IN EXECUTION

**2024-07-08, 10:00, AT THE SHERIFF OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on MONDAY, 08TH JULY 2024 at 10:00, or as soon as thereafter as conveniently possible, at SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder: DESCRIPTION: 1. A UNIT CONSISTING OF:- (A) SECTION NO.47 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS302/2006, IN THE SCHEME KNOWN AS SANTORINI IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT MARGATE, IN THE RAY NKONYENI LOCAL MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 130 (ONE HUNDRED AND THIRTY) 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 ST6966/21 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. 2. AN EXCLUSIVE USE AREA DESCRIBED AS EXCLUSIVE USE PARKING AREA P27 MEASURING 22 (TWENTY TWO) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS SANTORINI IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT MARGATE, RAY NKONYENI LOCAL MUNICIPALITY AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS302/2006, HELD BY NOTARIAL DEED OF CESSION NUMBER SK716/21; SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION. 3. AN EXCLUSIVE USE AREA DESCRIBED AS EXCLUSIVE USE PARKING AREA P28 MEASURING 21 (TWENTY ONE) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS SANTORINI IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT MARGATE, IN THE RAY NKONYENI LOCAL MUNICIPALITY AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS302/2006, HELD BY NOTARIAL DEED OF CESSION NUMBER SK716/21; AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION. PHYSICAL ADDRESS: UNIT 47 SANTORINI, 97 MARINE DRIVE, MARGATE. MAGISTERIAL DISTRICT: UGU MAGISTERIAL DISTRICT. THE PROPERTY IS ZONED: RESIDENTIAL IMPROVEMENTS: 1 ENTRANCE HALL, 1 LOUNGE, 1 DINING ROOM, 1 KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 1 BALCONY/PATIOS. But nothing is guaranteed in respect thereof. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at the SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE. TAKE FURTHER NOTE THAT: 1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an Order granted the the above Honourable Court. 2. The Rules of the Auction and Conditions of Sale may be inspected at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone, 24 hours prior to the auction. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 200 ( URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> ) a) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. b) All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 4. The auction will be conducted by the Sheriff Port Shepstone. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone. 11. Strict Covid-19 government regulations applies, we have the right to disallow persons that do not adhere to the regulations.

Dated at UMHLANGA ROCKS ON 2024-05-21.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel: 031 5369700. Fax 031 536979. Ref: ROMAN REDDY/PC.

Case No: 10000/23P  
031 5369700

**"AUCTION"**

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

**In the matter between: ABSA BANK LIMITED, FIRST APPLICANT, ABSA HOME LOANS GUARANTEE COMPANY (RF) PTY LTD, SECOND APPLICANT AND SEYURI PILLAY, RESPONDENT**

NOTICE OF SALE IN EXECUTION

**2024-07-08, 10:00, AT THE SHERIFF OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on MONDAY, 08TH JULY 2024 at 10:00, or as soon as thereafter as conveniently possible, at SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder: DESCRIPTION: 1. A UNIT CONSISTING OF:- (A) SECTION NO.47 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS302/2006, IN THE SCHEME KNOWN AS SANTORINI IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT MARGATE, IN THE RAY NKONYENI LOCAL MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 130 (ONE HUNDRED AND THIRTY) 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 ST6966/21 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. 2. AN EXCLUSIVE USE AREA DESCRIBED AS EXCLUSIVE USE PARKING AREA P27 MEASURING 22 (TWENTY TWO) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS SANTORINI IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT MARGATE, RAY NKONYENI LOCAL MUNICIPALITY AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS302/2006, HELD BY NOTARIAL DEED OF CESSION NUMBER SK716/21; SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION. 3. AN EXCLUSIVE USE AREA DESCRIBED AS EXCLUSIVE USE PARKING AREA P28 MEASURING 21 (TWENTY ONE) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS SANTORINI IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT MARGATE, IN THE RAY NKONYENI LOCAL MUNICIPALITY AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS302/2006, HELD BY NOTARIAL DEED OF CESSION NUMBER SK716/21; AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION. PHYSICAL ADDRESS: UNIT 47 SANTORINI, 97 MARINE DRIVE, MARGATE. MAGISTERIAL DISTRICT: UGU MAGISTERIAL DISTRICT. THE PROPERTY IS ZONED: RESIDENTIAL IMPROVEMENTS: 1 ENTRANCE HALL, 1 LOUNGE, 1 DINING ROOM, 1 KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 1 BALCONY/PATIOS. But nothing is guaranteed in respect thereof. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at the SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE. TAKE FURTHER NOTE THAT: 1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an Order granted the the above Honourable Court. 2. The Rules of the Auction and Conditions of Sale may be inspected at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone, 24 hours prior to the auction. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 200 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) a) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. b) All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 4. The auction will be conducted by the Sheriff Port Shepstone. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone. 11. Strict Covid-19 government regulations applies, we have the right to disallow persons that do not adhere to the regulations.

Dated at UMHLANGA ROCKS ON 2024-05-21.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel: 031 5369700. Fax 031 536979. Ref: ROMAN REDDY/PC.

Case No: KZN/ DBN/ RC1594/2021  
252, Durban

**"AUCTION"**

IN THE MAGISTRATE'S COURT FOR IN THE REGIONAL DIVISION OF KWAZULU-NATAL, HELD AT  
DURBAN

**In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF AND RUSSEL RONALD ROSKRUGE, 1ST  
DEFENDANT, GERALDINE MARTHA ROSKRUGE, 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-11, 12:00, SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE,  
350/352 STAMFORDHILL ROAD DURBAN**

KINDLY TAKE NOTICE that in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 26 OCTOBER 2021 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 Magistrate's Court for the district of Durban South on THURSDAY, 11 JULY 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:**

ERF 27 AUSTERVILLE

REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 174 (ONE HUNDRED AND SEVENTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T14998/07, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

The property is situated at 4 BURGERS ROAD, AUSTERVILLE.

Magisterial District of Durban.

Improvements: Single storey, semi- attached, brick wall, tile roof, laminated wooden floors, 1 x lounge, 2 x bedrooms, 1 x kitchen, 1 x bathroom, concrete wire mesh fenced boundary. (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 Magistrate's 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 EFT on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the sheriff within 21 days after the sale.

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

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/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 Acting Sheriff, Allan Murugan or his nominated Deputy.

Dated at DURBAN ON 2024-05-15.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., Office 1A, The Stadium Building, The Lion Match Office Park, 892 Umgeni Road, Durban. Tel: 0313011539. Fax 031 301 6895. Ref: MAT47628/KZN.

Case No: D12778/2022  
252, Durban

**"AUCTION"**

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

**In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF AND BRENDIN EZRA JACKSON,  
DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-11, 12:00, SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE,  
350/352 STAMFORDHILL ROAD DURBAN**

KINDLY TAKE NOTICE that in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 15 JANUARY 2024 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, 11 JULY 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: ERF 1892 AUSTERVILLE, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 180 (ONE HUNDRED AND EIGHTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T20718/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

The property is situated at 16 JASPER PLACE, AUSTERVILLE.

Magisterial District of Durban.

Improvements: A single storey, semi-attached, brick walls, tiled roof, tiled floors, 1 x lounge, 2 x bedrooms, 1 x kitchen, 1 x bathroom, boundary fenced with wire mesh.

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

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

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/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 Acting Sheriff, Allan Murugan or his nominated Deputy.

Dated at DURBAN ON 2024-05-15.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., Office 1A, The Stadium Building, The Lion Match Office Park, 892 Umgeni Road, Durban. Tel: 0313011539. Fax 031 301 6895. Ref: MAT103781/KZN.

**Case No: 3848/2022  
DOCEX 3, BLOEMFONTEIN**

**"AUCTION"**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF AND TIEHO JOHN PITSO (ID NUMBER: 751213 5068 085) AND HALIEO PALESA LESELA PITSO (DATE OF BIRTH: 30 SEPTEMBER 1975), DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2024-07-10, 10:00, 6A THIRD STREET, WESTDENE, BLOEMFONTEIN**

In pursuance of a judgment of the above Honourable Court dated 1 June 2023 and a Writ for Execution, the following property will be sold in execution on WEDNESDAY the 10th of JULY 2024 at 10:00 at before the Sheriff of BLOEMFONTEIN WES held at 6A THIRD STREET, WESTDENE, BLOEMFONTEIN. (1) A unit consisting of - (a) Section Number 13 as shown and more fully described on Section Plan Number SS16/1990, in the scheme known as DORINGKOP in respect of the land and building or buildings situated at BLOEMFONTEIN, MANGAUNG LOCAL MUNICIPALITY of which section the floor area according to the said sectional plan is 86 (EIGHTY-SIX) square meters in extent; and (b) an undivided share in the common property in the scheme, apportioned to the said section in accordance with the participation quota as endorsed on the said section plan. HELD BY DEED OF TRANSFER NUMBER ST AND SUBJECT TO CERTAIN CONDITIONS. (2) A unit consisting of - (a) Section Number 48 as shown and more fully described on Section Plan Number SS16/1990, in the scheme known as DORINGKOP in respect of the land and building or buildings situated at BLOEMFONTEIN, MANGAUNG LOCAL MUNICIPALITY of which section the floor area according to the said sectional plan is 16 (SIXTEEN) square meters in extent; and (b) an undivided share in the common property in the scheme, apportioned to the said section in accordance with the participation quota as endorsed on the said section plan. HELD BY DEED OF TRANSFER NUMBER ST10530/2010 AND SUBJECT TO CERTAIN CONDITIONS. ALSO KNOWN AS: SECTION 13 & 48 DORINGKOP(DOOR NUMBER 205), BLOEMFONTEIN, ELIZABETH STREET, BLOEMFONTEIN EXT. 132 CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A 1X LOUNGE, 1X KITCHEN, 2X BEDROOMS, 1X BATHROOM, 1X BALCONY, 1X GARAGE (NOT GUARANTEED) The Purchaser shall pay VAT and a deposit of 10% of the purchase price in cash on the day of the sale, the balance against transfer, to be secured by a bank or building society guarantee, to be approved by the Plaintiff's attorney, to be furnished to the said Sheriff within fourteen (14) days after the date of the Sale. The conditions of sale will lie open for inspection during business hours at the Offices of the Sheriff for the High Court, BLOEMFONTEIN WEST.

**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, 6A THIRD STREET, WESTDENE, BLOEMFONTEIN.

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

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

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

3. Payment of registration monies.

4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, BLOEMFONTEIN WES (CH DE WET) will conduct the sale.

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

Dated at BLOEMFONTEIN ON 2024-03-07.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Tel: 0515050200. Fax 0862184922. Ref: NP2262.

**Case No: 18649/2023  
Docex 63 Cape Town**

**"AUCTION"**

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

**In the matter between: Firststrand Bank Ltd, Plaintiff and Wandisile Mcbright Mdepa, Defendant**

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

**2024-07-11, 10:00, the office of the Sheriff of Kuilsriver South at 23 Langverwacht Road, Klipdam, Kuilsriver**

IN EXECUTION of a judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit a sale of the following property will be held at the office of the sheriff of Kuilsriver South at 23 Langverwacht Road, Klipdam, Kuilsriver, on Thursday 11 July 2024 at 10h00, subject to a minimum reserve price of R 500 000.00 (five hundred thousand rand zero cents) as stipulated by the aforementioned Honourable Court in terms of Uniform Rule of Court 46A(8)(e), on the Conditions which will lie for inspection at the aforesaid sheriff for a period of 15 (fifteen) days prior to the sale:



ERF 42087 BLUE DOWNS, IN THE CITY OF CAPE TOWN, STELLENBOSCH DIVISION, WESTERN CAPE PROVINCE, SITUATE AT 13 Cape Fig Road, Silversands, In Extent: 75 (seventy five) square metres, Held by Deed of Transfer No. T40208/2019

The property is improved as follows, though in this respect nothing is guaranteed:

2 Bedrooms, Bathroom, Open Plan Kitchen/Lounge

1. This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court against the defendant for money owing to the

plaintiff, and in accordance with the Consumer Protection Act 68 of 2008, as amended.

2. The Rules of the auction is available 24 hours before the auction and can be inspected at the office of the sheriff of the court at the above mentioned

address, and the auction will be conducted by the sheriff or his deputy.

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

a) In accordance with the Directive of the Consumer Protection Act

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

c) Payment of registration of R 15 000.00 in cash (refundable)

d) Registration conditions

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

5. The purchaser shall in addition to the sheriff's commission, which is 6% (six per cent) on the first R 100 000.00 of the proceeds of the sale, 3.5

(three comma five per cent) on R 100 001.00 to R 400 000.00, and 1.5% on the balance thereof, subject to a maximum commission of R 40 000.00

total plus VAT and a minimum of R 3 000.00 plus VAT, pay a deposit of 10% (ten per cent) of the purchase price in cash or bank guarantee cheque or

EFT into the sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a financial institution

or building society guarantee in a form acceptable to the execution creditor's attorneys, which guarantee shall be delivered by the purchaser to the

sheriff within 15 (fifteen) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided

for in the conditions of sale.

Dated at Cape Town on 2024-05-20.

Attorneys for Plaintiff(s): KG Druker & Associates Inc., 19th Floor, SA Reserve Bank Building, 60 St George's Mall, Cape Town. Tel: (021) 423 5060. Fax (021) 423 5099. Ref: FRB1/0557.

**Case No: 4650/2020  
Docex 63 Cape Town**

## "AUCTION"

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division)

**In the matter between: Firstrand Bank Ltd, Plaintiff and Nyameka Edith Dunjana, Defendant**

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

**2024-07-11, 10:00, the office of the Sheriff of Kuilsriver South at 23 Langverwacht Road, Klipdam, Kuilsriver**

IN EXECUTION of a judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit a sale of the following property will be held at the office of the sheriff of Kuilsriver South at 23 Langverwacht Road, Klipdam, Kuilsriver, on Thursday 11 July 2024 at 10h00, subject to a minimum reserve price of R 1 034 776.41 (one million thirty four thousand seven hundred and seventy six rand forty one cents) as stipulated by the aforementioned Honourable Court in terms of Uniform Rule of Court 46A(8)(e), on the Conditions which will lie for inspection at the aforesaid sheriff for a period of 15 (fifteen) days prior to the sale:

ERF 2496 KUILSRIVER, IN THE CITY OF CAPE TOWN, STELLENBOSCH DIVISION, WESTERN CAPE PROVINCE, SITUATE AT 16 Van der Stel Street, De Kuilen, Kuilsriver, In Extent: 789 (seven hundred and eighty nine) square metres, Held by Deed of Transfer No. T61182/2016

The property is improved as follows, though in this respect nothing is guaranteed: 3 Bedrooms, 2 Bathrooms, Kitchen, Lounge, Dining Room, Garage

1. This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court against the defendant for money owing to the

plaintiff, and in accordance with the Consumer Protection Act 68 of 2008, as amended.

2. The Rules of the auction is available 24 hours before the auction and can be inspected at the office of the sheriff of the court at the above mentioned

address, and the auction will be conducted by the sheriff or his deputy.

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

a) In accordance with the Directive of the Consumer Protection Act

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

c) Payment of registration of R 15 000.00 in cash (refundable)

- d) Registration conditions
4. Advertising costs at current publication tariffs & sale costs according to court rules will apply.
5. The purchaser shall in addition to the sheriff's commission, which is 6% (six per cent) on the first R 100 000.00 of the proceeds of the sale, 3.5% (three comma five per cent) on R 100 001.00 to R 400 000.00, and 1.5% on the balance thereof, subject to a maximum commission of R 40 000.00 total plus VAT and a minimum of R 3 000.00 plus VAT, pay a deposit of 10% (ten per cent) of the purchase price in cash or bank guarantee cheque or EFT into the sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a financial institution or building society guarantee in a form acceptable to the execution creditor's attorneys, which guarantee shall be delivered by the purchaser to the sheriff within 15 (fifteen) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for in the conditions of sale.

Dated at Cape Town on 2024-05-20.

Attorneys for Plaintiff(s): KG Druker & Associates Inc., 19th Floor, SA Reserve Bank Building, 60 St George's Mall, Cape Town. Tel: (021) 423 5060. Fax (021) 423 5099. Ref: FRB1/0374.

**Case No: 7322/2018**

### "AUCTION"

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

**In the matter between: FirstRand Bank Limited, Execution Creditor and RAKESH BAGWANDIN (IDENTITY NUMBER: 720412 5208 083), First Execution Debtor and ROSHINA BAGWANDIN (IDENTITY NUMBER: 730415 0190 089), Second Execution Debtor**

#### NOTICE OF SALE IN EXECUTION

**2024-07-11, 10:00, SHERIFF'S OFFICE DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN**

#### DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The property which will be put up to auction on the 11th day of JULY 2024 at 10H00 at SHERIFF DURBAN COASTAL at 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN, consists of:

Property Description: PORTION 89 OF ERF 67, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 743 (SEVEN HUNDRED AND FORTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER T56838/02, SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

PHYSICAL ADDRESS: 82 CLANCEY AVENUE, MORNINGSID, 4001 (IN THE MAGISTERIAL DISTRICT OF DURBAN)

ZONING: RESIDENTIAL

IMPROVEMENTS (NOTHING GUARANTEED):

The following information is furnished but not guaranteed: The property is improved, without anything warranted by a single-story freestanding dwelling consisting of: 1 Entrance Hall; 1 lounge; 1 dining room; 1 study; 1 kitchen; 3 bedrooms; 1 bathroom; 2 WC; 1 out garage; 1 bathroom/WC.

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

The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No. 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The full conditions of sale and the rules of auction may be inspected at the offices of THE SHERIFF FOR DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID.

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 and a full advertisement is available 24 hours before the auction at the office of THE SHERIFF FOR DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID.
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

CONTINUES ON PAGE 130 OF BOOK 2

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Junie

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

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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 on 2024-06-03.

Attorneys for Plaintiff(s): Woodhead Bigby Inc., 92 Armstrong Avenue, La Lucia, Durban. Tel: 0313609700. Fax —. Ref: KN/PH/KG/114375.

Case No: 1736/2019  
5, Kimberley

**"AUCTION"**

IN THE HIGH COURT OF SOUTH AFRICA  
(Division of the Northern Cape Kimberley)

**In the matter between: Assupol Life Limited, Plaintiff and Mangaliso Funeral Services (Registration Number: 2007/048357/23), 93 Adrian Street, Petrusville, Defendant**  
**NOTICE OF SALE IN EXECUTION: MOVABLE PROPERTY**  
**2024-07-03, 12:00, 93 Adrian Street, Petrusville**

IN TERMS of a Judgment of the High Court of South Africa (Northern Cape Division) dated 19 AUGUST 2022 and a warrant of execution, the undermentioned goods will be sold in execution to the highest bidder at 93 ANDRIAN STREET, PETRUSVILLE on THURSDAY, the 03rd day of July 2024 at 12h00:

The Inventory consists of: Kitchen cabinet (Brown) x1, 3 plate gas stove x1, large size pots (grey) x5, sunbeam urn(grey) x1, fridge for bodies (9piece) x1, black plastic chairs x13, grey coffin holder rail(dropper) x2, black chairs x5, office table x1, large brown coffins x3, kelinator washing machine x1, red stretcher x1, white cabinet x1, computer and monitor x1

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 paid within 14 days from the date of sale.

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 High Court, 21 Alida Street, De Aar, 7000 .

DATED at KIMBERLEY on this 30 day of MAY 2024.

RAUBENHEIMER INC  
Attorneys for the Applicant/Plaintiff  
c/o DUNCAN & ROTHMAN INC  
Office 66, Suite 1  
First Floor, North Cape Mall  
31 Jacobus Smit Street, Kimberley  
Tel: (053) 838 4700  
Email: natasha@duncan-rothman.co.za  
Ref: S LAWRENCE/JJR2/0002

Dated at Kimberley on 2024-05-30.

Attorneys for Plaintiff(s): Duncan & Rothman Incorporated, Office 66, Suite 1, 1st Floor, North Cape Mall, 31 Jacobus Smit Street, Rooydene, Kimberley. Tel: 053-838 4700. Fax —. Ref: S Lawrence/JJR2/0002.

Case No: 2763/2020  
67

**"AUCTION"**

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

**In the matter between: SUSANNA JOHANNA CHRISTINA DELPORT N.O., JOHANNES LUKAS DELPORT N.O. JOHN ANTHONY STANLEY N.O. [In their capacities as duly appointed Trustees of the JOHANNES DELPORT TRUST TMP3884/94] JOHANNES LUKAS DELPORT, PLAINTIFF AND M.G. MNISI N.O. , I.M. VANI N.O. , W.T. MAMIE N.O. , J NTSIZI N.O. , J.T. MABEKEBEKE N.O. , N.M. TLADI N.O. , D.B. MASUPA N.O. [In their capacities as duly appointed Trustees of the KUTLOANONG FARMERS TRUST – IT 521/1996], DEFENDANTS**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**  
**2024-07-05, 10:00, SHERIFF ODENDAALSRUS OFFICES AT 133 CHURCH STREET, ODENDAALSRUS, FREE STATE PROVINCE**

In Pursuance of judgment granted 12/05/2022 in the High Court of South Africa and under a Writ of Execution issued thereafter, the immovable properties listed hereunder will be sold in execution on FRIDAY, 5



JULY 2024 at 10:00 am at THE SHERIFF'S OFFICES, 133 CHURCH STREET, ODENDAALSRUS, FREE STATE PROVINCE to the highest bidder:

CERTAIN: THE FARM DREYERS NUMBER 445, DISTRICT ODENDAALSRUS, FREE STATE PROVINCE, MEASURING: IN EXTENT 1059.1372 (ONE THOUSAND AND FIFTY-NINE POINT ONE THREE SEVEN TWO) HECTARES

HELD: BY DEED OF TRANSFER NR T12353/1996, subject to the conditions therein contained

DESCRIPTION: FARM - VACANT PIECE OF LAND

IMPROVEMENTS: NOTHING

SERVITUDES:

i) "The portion of the above property represented by the figure CDEa on the abovementioned diagram is subject to a servitude in favour of the ELECTRICITY SUPPLY COMMISSION to conduct electricity over the said portion with certain ancillary rights, as will more fully appear from Notarial Deed No 206S/1955 registered on 1st April 1955 as indicated by the lines RST,UVWX and YZC'D' on diagram No. SG 373/81.

ii) The portion of the above property represented by die figure BCaF on the abovementioned diagram is subject to:

a) The reservation of Mineral Rights in favour of FREE STATE DEVELOPMENT and INVESTMENT CORPORATION LIMITED by virtue of Notarial Cession of Mineral Rights No. 193MR/1946 registered on 27th November 1946.

b) A servitude in favour of the ELECTRICITY SUPPLY COMMISSION to conduct electricity over the said portion with certain ancillary rights, as will more fully appear from Notarial Deed No. 206S/1955, registered on 1st April 1955 as indicated by the lines TM,uk,Yj on diagram SG 373/1981.

iii) The portion of the above property represented by die figure bFde on the abovementioned diagram is subject to:

a) The reservation of Mineral Rights in favour of THE CENTRAL MINING and INVESTMENT CORPORATION LIMITED by virtue of Notarial Cession of Mineral Rights no. 219MR/1947 registered on 12th November 1947.

b) A servitude in favour of the ELECTRICITY SUPPLY COMMISSION to conduct electricity over the said portion with certain ancillary rights, as will more fully appear from Notarial Deed No. 482S/1955, as indicated by the lines Kn, mq on diagram SG373/1981.

iv) The portion of the above property represented by the figure edGHLM on the abovementioned diagram is subject to:

a) The reservation of Mineral Rights in favour of THE CENTRAL MINING and INVESTMENT CORPORATION LIMITED by virtue of Notarial Cession of Mineral Rights no. 219MR/1947 registered on 12th November 1947.

b) A servitude in favour of the ELECTRICITY SUPPLY COMMISSION to conduct electricity over the said portion with certain ancillary rights, as will more fully appear from Notarial Deed No. 285S/1957, as indicated by the lines ns and at on diagram SG 373/1981.

v) The portion of the above property represented by the figure HJKL on the abovementioned diagram is subject to:

a) The reservation of Mineral Rights in favour of THE CENTRAL MINING and INVESTMENT CORPORATION LIMITED by virtue of Notarial Cession of Mineral Rights no. 219MR/1947 registered on 12th November 1947.

b) EN VERDER ONDERWORPE aan Notariële Akte van Servituut Nr. 684S/62 geregistreer op 8ste November 1962 ten aansien van 'n ewigdurende servituut ten gunste van die MUNISIPALITEIT VAN ODENDAALSRUS met die doel om 'n verbintenispad te bou tussen die dorpsgebied en Onderverdeling 1 van "KAMEELBOOM" Nr. 139 ODENDAALSRUS. Servituutarea is 50 voet wyd soos meer ten volle sal blyk uit genoemde Notariële Akte met sketsplan daaraan geheg.

c) AND FURTHER SUBJECT to a servitude in favour of the MUNICIPALITY OF ODENDAALSRUS to conduct electricity over the said portion as will more fully appear from Notarial Deed of Servitude No. 683S registered on 8th November 1962.

vi) The portion of the above property represented by the figure AbMN on the abovementioned diagram is subject to the reservation of Mineral Rights (excluding diamonds) in favour of THE CENTRAL MINING and INVESTMENTS CORPORATION LIMITED by virtue of Notarial Cession of Mineral Rights No.114/1948.

vii) Kragtens Notariële Akte K1155/1984 is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te Vervoer, tesame met bykomende regte, en onderhewig aan kondisies soos meer volledig sal blyk uit gesegde akte geregistreer op 7 Augustus 1984.

GPS COORDINATES: -27.81225/26.782097

THE SALE SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE HIGH COURT ACT AND THE RULES MADE THEREUNDER:

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 DEFENDANTS for money owing to the PLAINTIFFS.

2.1 The purchaser shall pay a deposit of 10% (ten per centum) of the purchase price in cash or by bank guaranteed cheque on the day of sale.

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

2.3 Should the purchaser receive possession of the property; the purchase shall be liable for occupational rental at the rate of 1% of purchase price per month to date of transfer.

2.4 The full conditions of sale will be available for inspection at the THE SHERIFF'S OFFICES, 133 CHURCH STREET, ODENDAALSRUS, FREE STATE PROVINCE, during normal office hours.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgement obtained in the above court; Rules of this auction is available 24 hours before the auction at the office of the THE SHERIFF'S OFFICES, 133 CHURCH STREET, ODENDAALSRUS, FREE STATE PROVINCE.

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

3.1 directive of the Consumer Protection Act 68 of 2008 and Rules of Auction.

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

3.2 Fica-legislation i.r.o identity & address particulars

3.3 payment of registration monies

3.4 registration conditions

The auction will be conducted by the Sheriff and Auctioneer, TJ MTHOMBENI.

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

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.

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

SHERIFF OF THE HIGH COURT, ODENDAALSRUS, 133 CHURCH STREET, ODENDAALSRUS, TEL NO: 073 563 3560

Dated at BLOEMFONTEIN ON 2024-05-23.

Attorneys for Plaintiff(s): HILL, MCHARDY & HERBST INC., 7 COLLINS ROAD, ARBORETUM, BLOEMFONTEIN, FREE STATE PROVINCE. Tel: 051 447 2171. Fax 051 447 6606. Ref: PSCHUURMAN/lr/G27552.

**Case No: 1998/2020  
DOCEX 306, PRETORIA**

## "AUCTION"

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**NEDBANK LIMITED, REGISTRATION NUMBER: 1951/000009/06, EXECUTION CREDITOR / PLAINTIFF AND TSHIDI LENNIN MARULE N.O. (ID NO: 557022 5416 089) 1ST EXECUTION DEBTOR/DEFENDANT, YVONNE MADIRE MARULE N.O. (ID NO: 591205 1073 089) 2ND EXECUTION DEBTOR/DEFENDANT, NEO LENNIN MARULE N.O. (ID NO: 840520 5843 088) 3RD EXECUTION DEBTOR/DEFENDANT, VICTORIA RENELOE MARULE N.O. (ID NO: 860313 0399 085) 4TH EXECUTION DEBTOR/DEFENDANT [IN THEIR CAPACITY AS TRUSTEES OF THE MARULE FAMILY TRUST IT2361/2008], TSHIDI LENNIN MARULE 5TH EXECUTION DEBTOR/DEFENDANT & YVONNE MADIRE MARULE 6TH EXECUTION DEBTOR/DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 10:00, SHERIFF OF THE HIGH COURT WITBANK, PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK**

In pursuance of a judgment granted by this Honourable Court on 6 MAY 2021, a Warrant of Execution issued on 7 September 2021 and an order in terms of Rule 46A(9) (c) granted on 7 March 2024, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R 4 500 000.00, by Sheriff of the the High Court, Witbank at PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK (TEL 013 650 1669) at 10h00 on WEDNESDAY, 10 JULY 2024 of the undermentioned property of the Fifth and Sixth Execution Debtors/Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF WITBANK during office hours.

CERTAIN: ERF 95 WITBANK TOWNSHIP, REGISTRATION DIVISION, J.S. PROVINCE OF MPUMALANGA, MEASURING 2231 (TWO THOUSAND TWO HUNDRED AND THIRTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER T111901/2005, SITUATED AT 7 HOFMEYER STREET, WITBANK ZONED: SINGLE QUARTERS / STUDENT ACCOMMODATION (NOT GUARANTEED)

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed.

BUILDING 1: MAIN BUILDING COMPRISES A WELL MAINTAINED 3 STOREY FACE BRICK STRUCTURE OFFERING A "U" SHAPED LAYOUT. THE FIRST AND SECOND FLOORS ARE IDENTICAL, BOTH PROVIDING BEDROOMS AND ABLUTION FACILITIES. GROUND FLOOR HOUSES A COMMERCIAL KITCHEN WITH RELATED STORE ROOMS, DINING HALL, LOUNGE, ADMINISTRATIVE OFFICES AND TWO FLATLETS.

NORTH AND SOUTH WINGS OF BUILDING ARE LINKED ON THE WESTERN SIDE BY A FOYER AREA, THE STAIRWELL AND THE ABLUTION AND WASH FACILITIES.

A WELL-PLANNED MASS RESIDENTIAL FACILITY THAT PROVIDES ANCILLARY ACCOMMODATION.

BUILDINGS 2 & 3: THE PROPERTY PROVIDES TWO SMALLER SINGLE STOREY OUTBUILDINGS LOCATED IN AN INNER COURT AREA. ONE OF THE OUTBUILDINGS ARE USED AS AN ADMINISTRATIVE OFFICE WHILE THE OTHER COMPRISES OF LAUNDRY, TRANSFORMER ROOM AND DOUBLE GARAGE. ALL ROOMS ARE WELL PPOINTED AND ACCESSIBLE FROM THE OUTSIDE

PROPERTY IS IDEAL AS CONTRACTORS AND/OR STUDENT ACCOMODATION

Take further notice that:

1. The sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuant of an agreement of settlement made an order of court on the 6th of May 2021 which agreement of settlement the Fifth and Sixth Execution Debtors/Defendants jointly and severally with the Marule Family Trust are in breach of hence money owing to plaintiff.

2. The Auction will be conducted by the Sheriff, or his Deputy.

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

4. All bidders are required to pay an amount to be determined by the Sheriff, that is refundable, as a registration fee prior to commencement of the auction in order to obtain a buyer's card.

5. The Purchaser shall pay 10% of the purchase price, payable on the day of sale, the balance to be secured by a Bank guarantee, which guarantee is to be delivered to the Sheriff within 21 (twenty-one) days of date of the sale.

6. The property may be taken possession of, on registration of the transfer.

Dated at PRETORIA ON 2024-05-13.

Attorneys for Plaintiff(s): VAN RENSBURG KOEN & BALOYI ATTORNEYS c/o GFT PISTORIUS INCORPORATED, 193 BLACKWOOD STREET, ARCADIA, PRETORIA 0083. Tel: 012 343 4522. Fax —. Ref: OO822/mh/W Van Rensburg.

**Case No: 13173/2021**

### "AUCTION"

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

**In the matter between: NEDBANK LIMITED (Plaintiff) and MONTE ERNEST MODISENYANE (Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-09, 10:00, at the sheriff's offices, 4 Dorp Street, Vredenburg**

In pursuance of a judgment granted by the above honourable court dated 23 FEBRUARY 2023, the undermentioned immovable property will be sold in execution on TUESDAY, 9 JULY 2024 at 10:00 at the VREDENBURG sheriff's office at 4 Dorp Street, Vredenburg, Western Cape, to the highest bidder without reserve; also subject to the following and further conditions which will be read out by the sheriff at the sale: Erf 8201 St Helena Bay, in the Saldanha Bay Municipality, Division Malmesbury, Western Cape Province, situated at 26 Diadem Street, St Helena Bay, Western Cape; in extent 395 square meters; held by Deed of Transfer No. T73890/2008. Description: The following information is supplied, but nothing is guaranteed: The property consists of a vacant stand. 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, Vredenburg. (Ref. S Naude; tel. 022 713 4409).

Dated at TYGER VALLEY ON 2024-05-15.

Attorneys for Plaintiff(s): FOURIE BASSON & VELDTMAN, Tijger Park 5, off Willie van Schoor Drive, Tyger Valley. Tel: (021) 929 2600. Fax (021) 914 6600. Ref: JF/LS/N1751.

**Case No: 3948/2020**

**Docex 4, Parow**

### "AUCTION"

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

**In the matter between: Firststrand Bank Limited, Plaintiff and Malibongwe Jerome Meselani – First Defendant, Angela Ntswaki Meselani - Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-04, 12:00, Sheriff Khayelitsha Offices , 20 Sierra Way, Mandalay**

In execution of the judgment in the High Court, granted on 2 February 2024, the under-mentioned property will be sold in execution on 4 July 2024 at 12h00, by the Sheriff of Khayelitsha, at the Sheriff's offices at 20 Sierra Way Mandalay, with a reserve of R490 000 .00, to the highest bidder: - ERF: 40 - KHAYELITSHA, situate in the City of Cape Town, Cape Division, Province Western Cape measuring 349 square metres and held by Deed of Transfer No. T63963/2014 - and known as 39 Zodiac Street, Khayelitsha, Khulani Park.

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 brick building under an iron roof consisting of lounge, kitchen, 2 x bedrooms, bathroom, toilet.

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 from date of sale and payable simultaneously with registration of transfer

Auctioneers charges: Payable by the purchaser on the day of sale

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court Khayeltstha at the address being; 20 Sierra Way, Mandalay

Dated at Parow on 2024-05-04.

Attorneys for Plaintiff(s): CSF ATTORNEYS INC., 40 McIntyre Road, Parow Tel: 021 939 5120. Fax 086 721 3811. Ref: TO Price/zvw/F53336.

**Case No: 15225/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Execution Creditor), and  
ANTIONETTE PRETORIUS (Execution Debtor)**

**NOTICE OF SALE IN EXECUTION**

**2024-07-04, 10:00, SHERIFF OFFICE, KUILSRIVER SOUTH, 23 LANGVERWACHT ROAD, KLIPDAM,  
KUILSRIVER**

IN TERMS of a judgment granted by the High Court of South Africa (Western Cape Division, Cape Town), the undermentioned property will be sold in execution subject to a reserve price of R213,000.00 by PUBLIC AUCTION held at SHERIFF OFFICE, KUILSRIVER SOUTH, 23 LANGVERWACHT ROAD, KLIPDAM, KUILSRIVER, to the highest bidder on 4 JULY 2024 at 10:00:

ERF 5109 KLEINVLEI, IN THE CITY OF CAPE TOWN, STELLENBOSCH DIVISION, PROVINCE OF THE WESTERN CAPE

In Extent: 139 square metres

Title Deed No. TT67207/2013

Street address: 146 KEEROM STREET, KLEINVLEI, BLUE DOWNS

Magisterial district: Kuils River

**CONDITIONS OF SALE**

(1) The property will be sold in execution subject to a reserve price of R213,000.00 to the highest bidder by Public Auction and subject to the provisions and conditions of the sale which will be announced by the Sheriff immediately before the sale and will lie for inspection at the offices of The Sheriff Kuilsriver South, 23 Langverwacht Road, Klipdam Kuilsriver and also subject to the servitudes and conditions attaching to the property contained in the relevant Title Deed.

(2) The following information is furnished but not guaranteed:

2 X BEDROOMS, LOUNGE, KITCHEN, BATHROOM.

(3) The Purchaser shall on completion of the sale, pay a deposit of 10% of the purchase price immediately on demand by the sheriff, in cash or by bank guaranteed cheque or per electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the balance of the purchase price against registration of transfer of the property into the name of the purchaser, which payment shall be secured by an approved bank guarantee within 21 (twenty one) days of the date of sale.

(4) The Purchaser shall pay the Sheriff's commission on the day of sale, on the tariff set out in the conditions of sale.

(5) This sale shall take place in accordance with the Consumer Protection Act 68 of 2008, as amended: <http://www.info.gov.za/view/Download/FileAction?id=99961>

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

(7) Registration as a buyer is pre-requisite subject to specific conditions, inter alia:

7.1 In accordance with the Directive of the Consumer Protection Act 68 of 2008;

7.2 FICA-legislation requirements: proof of ID and residential address;

7.3 Payment of a registration Fee of R15,000.00 in cash (refundable);

7.4 Registration conditions.

Dated at: TYGERVALLEY, 2024-06-07.

STBB ATTORNEYS, 2ND FLOOR, 5 HIGH STREET, ROSENPARK, TYGERVALLEY, BELLVILLE, Tel. 021-9433800, mirandap@stbb.co.za, Ref. ZB010962/AW/mp.

**Case No: 5307/2023**

**18**

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

**In the matter between: FIRSTRAND BANK LIMITED trading inter alia as FNB HOME LOANS, Plaintiff, and  
SIMPHIWE IMMANUEL MASHININI (ID: 890924 5222 082), Defendant**

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

**2024-07-10, 10:00, OFFICES OF SHERIFF BLOEMFONTEIN WEST, 6a THIRD STREET, ARBORETUM,  
BLOEMFONTEIN**

In pursuance of a judgement in the Free State High Court, Bloemfontein, Republic of South Africa, dated 18 April 2024 and a warrant for execution against immovable property, the following property of the defendant(s) will be sold in execution by public auction on:- 10 JULY 2024 at 10:00 before the Sheriff held at the offices of Sheriff West, 6a Third Street, Arboretum, Bloemfontein to the highest bidder, namely: PROPERTY DESCRIPTION : CERTAIN : ERF 11463 BLOEMFONTEIN EXTENSION 70. DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE, IN EXTENT 749 (SEVEN HUNDRED AND FORTY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T4609/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. BETTER KNOWN AS 55 GENERAL BRAND DRIVE, UITSIG, BLOEMFONTEIN, PROVINCE FREE STATE. THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF : ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, 3X BEDROOMS, 1X BATHROOM, 1X TOILET, 1X SERVANT ROOM, 1X OUTSIDE BATHROOM/TOILET (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") ADDITIONS: None. The conditions of sale will be read prior to the sale in execution by the Sheriff and may be inspected at the Sheriff Bloemfontein East's Offices and/or at the Offices of the Attorney of plaintiff, Messrs SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, BLOEMFONTEIN. TAKE FURTHER NOTICE THAT: This is a sale in execution pursuant to a judgement obtained in the above Court; Rules of this auction is available 24 hours foregoing the sale at the Offices of the Sheriff Bloemfontein East. Registration as a buyer, subject to certain conditions, is required i.e.3.1 directions of the Consumer Protection Act 68 of 2008.(URL

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

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

3.3 payment of registration monies

3.4 registration conditions

The Office of the Sheriff will conduct the sale with auctioneers M ROODT & P ROODT ; Advertising costs at current publication tariffs & sale costs according court rules will apply.

Dated at: BLOEMFONTEIN, 2024-06-10.

SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN, Tel. 051-5056600, Fax. 051-4304806, Ref. ROCHELLE BRINK, Acc. MMM3526.

**Case No: 2732/2020**

**18**

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

**In the matter between: FIRSTRAND BANK LIMITED trading inter alia as FNB HOME LOANS, Plaintiff, and  
LEOD ZONDO (ID: 6804185209086), Defendant**

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

**2024-07-10, 10:00, OFFICES OF SHERIFF BLOEMFONTEIN WEST, 6a THIRD STREET, ARBORETUM,  
BLOEMFONTEIN**

In pursuance of a judgement in the Free State High Court, Bloemfontein, Republic of South Africa, dated 4 April 2024 and a warrant for execution against immovable property, the following property of the defendant(s) will be sold in execution by public auction on:- 10 JULY 2024 at 10:00 before the Sheriff held at the offices of Sheriff West, 6a Third Street, Arboretum, Bloemfontein to the highest bidder, namely: PROPERTY DESCRIPTION : CERTAIN : A Unit consisting of - (a) Section No. 412 as shown and more fully described on Sectional Plan No.



SS215/2013, in the scheme known as BAINS GAME LODGE in respect of the land and building or buildings situate at PLOT 1 VREDENHOF SMALL HOLDINGS, DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE, 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 ST10496/2014. AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE BAINSVLEI LODGES PROPRIETARY LIMITED REGISTRATION NUMBER 1997/018699/07. BETTER KNOWN AS UNIT NO 412 (DOOR 412) BAINS GAME LODGE, 1 DEALESVILLE ROAD, SPITSKOP, BLOEMFONTEIN, PROVINCE FREE STATE. THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF : LOUNGE, KITCHEN, 1X BEDROOM, 1X SHOWER, 1X TOILET, 1X CARPORT (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots"). ADDITIONS: None. The conditions of sale will be read prior to the sale in execution by the Sheriff and may be inspected at the Sheriff Bloemfontein West Offices with address 6A Third Street, Bloemfontein and/or at the Offices of the Attorney of plaintiff, Messrs SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, BLOEMFONTEIN. TAKE FURTHER NOTICE THAT: This is a sale in execution pursuant to a judgement obtained in the above Court; Rules of this auction is available 24 hours foregoing the sale at the Offices of the Sheriff Bloemfontein West Registration as a buyer, subject to certain conditions, is required i.e.

3.1 directions of the Consumer Protection Act 68 of 2008.(URL

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

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

3.3 payment of registration monies

3.4 registration conditions

The Office of the Sheriff will conduct the sale with auctioneers TL KHAULI and/or CH DE WET and/or AJ KRUGER and/or co-helpers; Advertising costs at current publication tariffs & sale costs according court rules will apply.

Dated at: BLOEMFONTEIN, 2024-06-10.

SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN, Tel. 051-5056600, Fax. 051-4304806, Ref. ROCHELLE BRINK, Acc. MMZ1072.

**Case No: 53623/2022  
DOCEX 271, JHB**

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

**In the matter between: Nedbank Limited; Plaintiff, and MANICUS; ISAAC ANDRIES, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-05, 10:00, 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 24 October 2023, in terms of which the following property will be sold in execution on the 5th of July 2024 at 10h00 by the Sheriff Roodepoort South at 182 Progress Avenue, Technikon, Roodepoort, to the highest bidder subject to a reserve price as set by Court in the amount of R749 000.00:

Certain Property:

ERF 389 FLORIDA LAKE TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 710 SQUARE METRES, HELD BY DEED OF TRANSFER NO T7084/2017

Physical Address: 17 WIDGEON STREET, FLORIDA LAKE, FLORIDA .

Zoning: Residential

Improvements: The following information is furnished but not guaranteed:

3 bedrooms, 2 bathrooms, kitchen, dining room, 2 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 proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% (three comma five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (one comma five percent) on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) and a minimum fee of R3000.00 (Three Thousand Rand) plus VAT thereon, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society

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

The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Roodepoort South, 10 Liebenberg Street, Roodepoort.

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

A) Directive of the Consumer Protection Act 68 of 2008.

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

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

C) Payment of a Refundable Registration Fee of R30 000.00 prior to commencement of the auction.

D) Registration conditions: All bidders are required to present their identity document together with proof of residence for FICA Compliance.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Roodepoort South, 10 Liebenberg Street, Roodepoort during normal office hours Monday to Friday.

Dated at: RANDBURG, 2024-06-11.

BEZUIDENHOUT VAN ZYL INC., Unit 7 Surrey Square on Republic , Cnr Surrey Avenue & Republic Road,, Randburg, Tel. 011 504 5300, Fax. 086 554 3902, Ref. MAT73152/ Monica.

**Case No: 1998/2020  
DOCEX 306, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(MPUMALANGA LOCAL DIVISION, MIDDELBURG (LOCAL SEAT))

**In the matter between: NEDBANK LIMITED, EXECUTION CREDITOR / PLAINTIFF, REGISTRATION NUMBER: 1951/000009/06, and TSHIDI LENNIN MARULE N.O. (ID NO: 557022 5416 089) 1ST EXECUTION DEBTOR/DEFENDANT, YVONNE MADIRE MARULE N.O. (ID NO: 591205 1073 089) 2ND EXECUTION DEBTOR/DEFENDANT, NEO LENNIN MARULE N.O. (ID NO: 840520 5843 088) 3RD EXECUTION DEBTOR/DEFENDANT, VICTORIA RENELOE MARULE N.O. (ID NO: 860313 0399 085) 4TH EXECUTION DEBTOR/DEFENDANT [IN THEIR CAPACITY AS TRUSTEES OF THE MARULE FAMILY TRUST IT2361/2008], TSHIDI LENNIN MARULE 5TH EXECUTION DEBTOR/DEFENDANT & YVONNE MADIRE MARULE 6TH EXECUTION DEBTOR/DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 10:00, SHERIFF OF THE HIGH COURT WITBANK, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK**

In pursuance of a judgment granted by this Honourable Court on 6 MAY 2021, a Warrant of Execution issued on 7

September 2021 and an order in terms of Rule 46A(9) (c) granted on 7 March 2024, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R8 000 000.00, by Sheriff of the High Court, Witbank at PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK (TEL 013 650 1669) at 10h00 on WEDNESDAY, 10 JULY 2024 of the undermentioned property of the Fifth and Sixth Execution Debtors/Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF WITBANK during office hours.

CERTAIN:

ERF 5296 WITBANK EXTENSION 67 TOWNSHIP

REGISTRATION DIVISION JS, PROVINCE OF MPUMALANGA

MEASURING IN EXTENT 1.3544 HECTARES

HELD BY DEED OF TRANSFER T93507/2006

SITUATED AT 27 STEVENSON STREET, WITBANK

ZONED: SINGLE QUARTERS (NOT GUARANTEED)

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed.

A BLOCK OF FLATS/ROOMS CONSISTING OF:

BUILDING 1 IS A THREE STOREY BUILDING OFFERING 96 ROOMS, ABLUTION FACILITIES ARE COMMUNAL, 3 X UNITS COMPRISING TOILETS, SHOWERS AND BATHS AVAILABLE ON EACH FLOOR

BUILDING 2 IS A THREE STOREY BUILDING OFFERING 36 ROOMS, ABLUTION FACILITIES ARE COMMUNAL, 2 X UNITS COMPRISING TOILETS, SHOWERS AND BATHS ARE AVAILABLE ON EACH FLOOR

BUILDING 3 IS A DOUBLE STOREY BUILDING OFFERING 40 EN-SUITE (TOILET AND SHOWER) SINGLE ROOMS.

MAIN BUILDING IS A SINGLE STOREY STRUCTURE OFFERING ADMINISTRATIVE ACCOMODATION WHICH CONSISTS OF 10 X SINGLE ROOMS.

COMMUNAL KITCHEN  
COMMUNAL DINING HALL  
COMMUNAL LAUNDRY ROOM  
NUMBER OF CARPORTS

PROPERTY IS CONVENIENTLY LOCATED NEAR MOST AMENITIES AND HAS GOOD ACCESS TO ALL MAIN TRAFFIC ROUTES AND IS IDEAL AS CONTRACTORS AND/OR STUDENT ACCOMODATION

Take further notice that:

1. The sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuant of an agreement of settlement made an order of court on the 6th of May 2021 which agreement of settlement the Fifth and Sixth Execution Debtors/Defendants jointly and severally with the Marule Family Trust are in breach of hence money owing to plaintiff.

2. The Auction will be conducted by the Sheriff, or his Deputy.

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

4. All bidders are required to pay an amount to be determined by the Sheriff, that is refundable, as a registration fee prior to commencement of the auction in order to obtain a buyer's card.

5. The Purchaser shall pay 10% of the purchase price, payable on the day of sale, the balance to be secured by a Bank guarantee, which guarantee is to be delivered to the Sheriff within 21 (twenty one) days of date of the sale.

6. The property may be taken possession of, on registration of the transfer.

Dated at: Pretoria, 2024-05-13.

VAN RENSBURG KOEN & BALOYI ATTORNEYS c/o GFT PISTORIUS INCORPORATED, 193 BLACKWOOD STREET, ARCADIA, PRETORIA 0083, Tel. 012 343 4522, Ref. OO822/mh/W Van Rensburg.

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Case No: 1998/2020  
DOCEX 306, PRETORIA

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

In the matter between: NEDBANK LIMITED, EXECUTION CREDITOR / PLAINTIFF, REGISTRATION NUMBER: 1951/000009/06, and TSHIDI LENNIN MARULE N.O. (ID NO: 557022 5416 089) 1ST EXECUTION DEBTOR/DEFENDANT, YVONNE MADIRE MARULE N.O. (ID NO: 591205 1073 089) 2ND EXECUTION DEBTOR/DEFENDANT, NEO LENNIN MARULE N.O. (ID NO: 840520 5843 088) 3RD EXECUTION DEBTOR/DEFENDANT, VICTORIA RENELOE MARULE N.O. (ID NO: 860313 0399 085) 4TH EXECUTION DEBTOR/DEFENDANT [IN THEIR CAPACITY AS TRUSTEES OF THE MARULE FAMILY TRUST IT2361/2008], TSHIDI LENNIN MARULE 5TH EXECUTION DEBTOR/DEFENDANT & YVONNE MADIRE MARULE 6TH EXECUTION DEBTOR/DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 10:00, SHERIFF OF THE HIGH COURT WITBANK, PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK**

In pursuance of a judgment granted by this Honourable Court on 6 MAY 2021, a Warrant of Execution issued on 7

September 2021 and an order in terms of Rule 46A(9) (c) granted on 7 March 2024, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R8 000 000.00, by Sheriff of the High Court, Witbank at PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK (TEL 013 650 1669) at 10h00 on WEDNESDAY, 10 JULY 2024 of the undermentioned property of the Fifth and Sixth Execution Debtors/Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF WITBANK during office hours.

CERTAIN:

ERF 5296 WITBANK EXTENSION 67 TOWNSHIP  
REGISTRATION DIVISION JS, PROVINCE OF MPUMALANGA  
MEASURING IN EXTENT 1.3544 HECTARES  
HELD BY DEED OF TRANSFER T93507/2006  
SITUATED AT 27 STEVENSON STREET, WITBANK  
ZONED: SINGLE QUARTERS (NOT GUARANTEED)

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed.

A BLOCK OF FLATS/ROOMS CONSISTING OF:

BUILDING 1 IS A THREE STOREY BUILDING OFFERING 96 ROOMS, ABLUTION FACILITIES ARE COMMUNAL, 3 X UNITS COMPRISING TOILETS, SHOWERS AND BATHS AVAILABLE ON EACH FLOOR

BUILDING 2 IS A THREE STOREY BUILDING OFFERING 36 ROOMS, ABLUTION FACILITIES ARE COMMUNAL, 2 X UNITS COMPRISING TOILETS, SHOWERS AND BATHS ARE AVAILABLE ON EACH FLOOR

BUILDING 3 IS A DOUBLE STOREY BUILDING OFFERING 40 EN-SUITE (TOILET AND SHOWER) SINGLE ROOMS.

MAIN BUILDING IS A SINGLE STOREY STRUCTURE OFFERING ADMINISTRATIVE ACCOMODATION WHICH CONSISTS OF 10 X SINGLE ROOMS.

COMMUNAL KITCHEN  
COMMUNAL DINING HALL  
COMMUNAL LAUNDRY ROOM  
NUMBER OF CARPORTS

PROPERTY IS CONVENIENTLY LOCATED NEAR MOST AMENITIES AND HAS GOOD ACCESS TO ALL MAIN TRAFFIC ROUTES AND IS IDEAL AS CONTRACTORS AND/OR STUDENT ACCOMODATION

Take further notice that:

1. The sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuant of an agreement of settlement made an order of court on the 6th of May 2021 which agreement of settlement the Fifth and Sixth Execution Debtors/Defendants jointly and severally with the Marule Family Trust are in breach of hence money owing to plaintiff.

2. The Auction will be conducted by the Sheriff, or his Deputy.

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

4. All bidders are required to pay an amount to be determined by the Sheriff, that is refundable, as a registration fee prior to commencement of the auction in order to obtain a buyer's card.

5. The Purchaser shall pay 10% of the purchase price, payable on the day of sale, the balance to be secured by a Bank guarantee, which guarantee is to be delivered to the Sheriff within 21 (twenty one) days of date of the sale.

6. The property may be taken possession of, on registration of the transfer.

Dated at: Pretoria, 2024-05-13.

VAN RENSBURG KOEN & BALOYI ATTORNEYS c/o GFT PISTORIUS INCORPORATED, 193 BLACKWOOD STREET, ARCADIA, PRETORIA 0083, Tel. 012 343 4522, Ref. OO822/mh/W Van Rensburg.

**Case No: 12227/21P  
031 5369700**

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

**In the matter between: ABSA BANK LIMITED, APPLICANT, and CHRISTOPHER MARK LOWE,  
RESPONDENT**

NOTICE OF SALE IN EXECUTION

**2024-07-04, 10H00, AT THE SHERIFF OFFICE, AT 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE,  
DURBAN**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on THURSDAY, 04TH day of JULY 2024 at 10:00 at 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE, DURBAN, to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder, subject to the reserve price of R937 000.00. DESCRIPTION: A UNIT CONSISTING OF - (a) SECTION NUMBER 1 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS457/1985, IN THE SCHEME KNOWN AS PENVAY 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 109 (ONE HUNDRED AND NINE) 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. ST47424/03. PHYSICAL ADDRESS: UNIT 1 PENVAY, 86 RIDGE ROAD, MUSGRAVE. MAGISTERIAL DISTRICT: ETHEKWINI MAGISTERIAL DISTRICT. ZONING : GENERAL RESIDENTIAL (Nothing in this regard is guaranteed) IMPROVEMENTS: MULTIPLE STOREY WITH CONCRETE BLOCK WALLS, CLAY TILE ROOF AND WOOD WINDOWS CONSISTING OF: 1 LOUNGE, 1 DINING ROOM, 1 LIVING ROOM, 1 KITCHEN, 3 BEDROOMS, 2 BATHROOMS AND 1 SEPARATE TOILET. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") 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 to a judgment obtained in the above court. 2. The Rules of the 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: 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. 4. The office of the Sheriff for Durban Coastal will conduct the sale with auctioneers G S NDLOVU and/or D NAICKER. 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 Durban Coastal, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDES, DURBAN.

Dated at: UMHLANGA ROCKS, 2024-05-31.

JOHNSTON AND PARTNERS, m 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS, Tel. 031 5369700, Fax. 031 5369799, Ref. ROMAN REDDY/PC, Acc. MAT2827.

**Case No: D4313/2022  
DOCEX 27**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Plaintiff, Registration No.2001/009766/07, and Silungile Anele Njoko , First Defendant, Identity Number 900304 0288 08 1 , and Mbalenhle Siphindile Njoko, Second Defendant, Identity Number 880607 0249 08 3**

NOTICE OF SALE IN EXECUTION

**2024-07-10, 10:00, The Sheriff's Office, Office No. 7 Cordiner Street, Scottburgh**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court in terms of which the following property will be sold in execution on 10 July 2024 at 10:00 at THE SHERIFF'S OFFICE, NO. 7 CORDINER STREET, SCOTTBURGH, to the highest bidder subject to a reserve price:

ERF 397 HIBBERDENE, REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL, MEASURING 1 081 (One Thousand and Eighty One) SQUARE METRES, HELD BY DEED OF TRANSFER NO.T 18650/2015 SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

PHYSICAL ADDRESS:

397 FLORIDA WAY, HIBBERDENE, KWAZULU-NATAL

ZONING : RESIDENTIAL (NOTHING GUARANTEED)

IMPROVEMENTS:

The following information is furnished but not guaranteed:

A DWELLING CONSISTING OF : PLASTER AND TILED ROOF, 2 BEDROOMS (1 EN SUITE AND 1 BATHROOM), 1 LOUNGE, 1 KITCHEN, 1 DININGROOM, 1 GARAGE AND PRECAST, 1 OUTSIDE BEDROOM AND 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 by way of an electronic fund transfer on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within Twenty One (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction and a full advertisement is available 24hours before the auction at the THE SHERIFF'S OFFICE, NO. 7 CORDINER STREET, SCOTTBURGH will conduct the sale with auctioneers MAB MAHLANGU. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.

C) Payment of a Registration Fee of R15 000.00 (refundable) in cash prior to the commencement of the auction in order to obtain a buyer's card.

D) Registration conditions.

Dated at: UMHLANGA, 2024-05-23.

Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga, Tel. 031-5705600, Fax. 031 570 5796, Ref. sou274286, Acc. T MTHEMBU / R BARNARD.

**Case No: 1289/2022**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) PLAINTIFF, and TEBOGO MORE N.O. (ID NO: 870915 5416 082) FIRST DEFENDANT & THE MASTER OF THE HIGH COURT (MAHIKENG – Administration of Deceased Estates Department) SECOND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2024-07-09, 10:00, 79 PETER MOKABA STREET, POTCHEFSTROOM**

In execution of a judgment of the High Court of South Africa, North West Division, Mahikeng, in the abovementioned suit, a sale with a Court reserve price of R530 000.00 will be held by the SHERIFF OF THE HIGH COURT POTCHEFSTROOM at 79 PETER MOKABA STREET, POTCHEFSTROOM on TUESDAY the 9TH of JULY 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 POTCHEFSTROOM during office hours.

CERTAIN:

ERF 311 DASSIERAND TOWNSHIP  
REGISTRATION DIVISION I.Q. PROVINCE OF NORTH WEST  
MEASURING 1040 (ONE THOUSAND AND FORTY) SQUARE METRES  
HELD BY DEED OF TRANSFER T121106/1997  
SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

ALSO KNOWN AS: 47 VEGKOPPIE STREET, DASSIERAND, POTCHEFSTROOM.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

MAIN BUILDING: ENTRANCE, LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS  
OUTBUILDING: 2 GARAGES  
WALLS: BRICK  
ROOF: HARVEY 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 POTCHEFSTROOM, 79 PETER MOKABA STREET, POTCHEFSTROOM, 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 POTCHEFSTROOM.

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

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

(b) FICA-legislation in respect of proof of identity and address particulars;

(c) All bidders are required to pay R20 000.00 (Twenty Thousand Rand) (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card;

(d) The auction will be conducted by the Sheriff or his deputy;

(e) 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;

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

Dated at: PRETORIA, 2024-05-27.

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA, Tel. 012 361 5640, Fax. 0865603329, Ref. N CROUS/MV/MAT69489.

**Case No: 18653/2023**

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 DINTLETSE MARIA MAHLAKU (IDENTITY NUMBER: 720816 0587 087) FIRST DEFENDANT & MATSATSANE MAHLAKU (IDENTITY NUMBER: 700406 0484 081) SECOND DEFENDANT & MAOSETENE MAMOKETE JULIA MAHLAKU (IDENTITY NUMBER: 750508 0329 080) THIRD DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-07-09, 10:00, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a Court reserve price of R480 000.00, will be held by the SHERIFF OF THE HIGH COURT JOHANNESBURG WEST at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK on TUESDAY the 9TH of JULY 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 JOHANNESBURG WEST during office hours.

CERTAIN:

PORTION 30 (A PORTION OF PORTION 28) OF ERF 1793 TRIOMF TOWNSHIP  
REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG  
IN EXTENT 231 (TWO HUNDRED AND THIRTY ONE) SQUARE METRES  
HELD UNDER DEED OF TRANSFER NO T50983/2008  
SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

ALSO KNOWN AS: UNIT 9 OAKLAND VILLAS, 16 EDWARD ROAD, TRIOMF.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

ENTRANCE, LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOM, TOILET, 2 CARPORTS.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected

at the offices of the SHERIFF JOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, 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 WEST.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) All bidders are required to present their identity document together with their proof of residence for FICA compliance;
  - (d) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash prior to commencement of auction in order to obtain a buyers card;
  - (e) Registration conditions;
  - (f) The Purchaser shall pay to the Sheriff a deposit of 10% (ten per centum) of the purchase price in cash or by bank guaranteed cheque on the date of sale;
  - (g) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Executor Creditor or his or her attorney and shall be furnished to the Sheriff within 21 days after the sale;
  - (h) The auction will be conducted by the Sheriff, Mr Indran Adimoolum.

Dated at: PRETORIA, 2024-05-27.

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA, Tel. 012 361 5640, Fax. 0865603329, Ref. N CROUS/MV/MAT58662.

**Case No: 61753/2019**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) PLAINTIFF, and MUNTU PORTIA TSHIDI HLAELI (IDENTITY NUMBER: 781208 0579 080) DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2024-07-11, 09:00, 2A MOWBRAY AVENUE, BENONI**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale without a Court reserve price, will be held by the SHERIFF OF THE HIGH COURT BENONI at 2A MOWBRAY AVENUE, BENONI on THURSDAY the 11TH of JULY 2024 at 09:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF BENONI during office hours.

CERTAIN:

ALL RIGHT, TITLE AND INTEREST IN THE LEASEHOLD IN RESPECT OF  
ERF 3277 WATTVILLE EXTENSION 1 TOWNSHIP  
REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG  
MEASURING 406 (FOUR HUNDRED AND SIX) SQUARE METRES  
HELD BY DEED OF TRANSFER TL40799/2016  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

ALSO KNOWN AS: 3277 KHUMALO STREET, WATTVILLE EXTENSION 1, BENONI.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

2 BEDROOMS, BATHROOM, LOUNGE, 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 BENONI, 2A MOWBRAY AVENUE, BENONI, 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 BENONI.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R15 000.00 (Fifteen Thousand Rand) (refundable) in cash;
  - (d) Registration conditions.

Dated at: PRETORIA, 2024-05-29.

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA, Tel. 012 361 5640, Fax. 0862396955, Ref. R ISMAIL/OM/MAT57807.

**Case No: 10228/2022**

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

**In the matter between: SAWINDU 08 (RF) (PTY) LTD, Plaintiff, and SAMUEL COLOMBUS NHLAPHO, and SIBUSISWE TSHEGOFATSO NHLAPO, Defendants**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-05, 10:00, SHERIFF OF THE HIGH COURT VANDERBIJLPARK, CNR FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK**

This sale in execution conducted in accordance with the Consumer Protection Act 68 of 2008 (as amended) pursuant to a Judgment obtained in the High Court Under case number 10228/2022 dated the 16TH OF AUGUST 2023 and Writ of Attachment issued thereafter, the immovable property listed hereunder will be sold to the highest bidder at the OFFICES OF THE SHERIFF OF THE HIGH COURT, VANDERBIJLPARK, CNR FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK on 5 JULY 2024 at 10H00.

Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, VANDERBIJLPARK 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: A PORTION 480 OF ERF 540 VANDERBIJL PARK CENTRAL EAST 3 TOWNSHIP  
REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG  
MEASURING 214 (TWO HUNDRED AND FOURTEEN) SQUARE METRES  
HELD BY DEED OF TRANSFER NUMBER T86119/2016  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 480 VERSVELD STREET, VANDERBIJLPARK CENTRAL EAST 3



IMPROVEMENTS: BRICK WALLS, TILED ROOF, DINING ROOM, 1 BEDROOM, KITCHEN, 1 BATHROOM & TOILET  
(Not Guaranteed)

THE PROPERTY IS ZONED Residential (the accuracy hereof not guaranteed).

Terms: 10% (TEN PERCENT) of the purchase price in cash or eft on the day of the sale; the balance payable against registration of transfer; a guarantee to be furnished within 21 (Twenty-One) days from the date of sale.

AUCTIONEER'S CHARGES, payable on the day of the sale, to be calculated as follows:

6% (SIX PERCENT) on the first R100 000.00; 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 - R400 000.00 and 1.5% (ONE POINT FIVE PERCENT) on the balance of the proceeds of the sale subject to a maximum commission of R 40 000.00 plus Vat in total and a minimum of R 3000.00 plus Vat (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser.

1. This sale is for cash or EFT only. No cheques will be accepted and VAT at 15% will be payable.
  2. This sale is a sale in execution pursuant to a judgment obtained in the above court.
  3. The rules of this auction are available 24 hours before the auction at the OFFICES OF THE SHERIFF OF THE HIGH COURT, VANDERBIJLPARK, CNR FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK.
  4. 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 R10 000.00 in cash or EFT.
  5. The Sheriff or his deputy will conduct the auction.
- Advertising cost at current publication rates and sale costs according to Court Rules apply.

HARRINGTON JOHNSON WANDS ATTORNEYS

Attorneys for Plaintiff

Building 1, 2nd Floor

Design Quarter

Fourways, Sandton

010 448 0609

REF: M01567.

Dated at: JOHANNESBURG, 2024-05-30.

HARRINGTON JOHNSON WANDS ATTORNEYS, DESIGN QUARTER, BUILDING 1, 2ND FLOOR, CNR WILLIAM NICOL & LESLIE AVENUE, FOURWAYS, Tel. 010 448 0609, Ref. M01567.

**Case No: 31968/2020**

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

**In the matter between: SAWINDU 08 (RF) (PTY) LTD, Plaintiff, and LAMULANI MOYO, Defendant**

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

**2024-07-05, 10:00, SHERIFF OF THE HIGH COURT VANDERBIJLPARK, CNR FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK**

This sale in execution conducted in accordance with the Consumer Protection Act 68 of 2008 (as amended) pursuant to a Judgment obtained in the High Court Under case number 31968/2020 dated the 24TH OF AUGUST 2023 and Writ of Attachment issued thereafter, the immovable property listed hereunder will be sold to the highest bidder at the OFFICES OF THE SHERIFF OF THE HIGH COURT, VANDERBIJLPARK, CNR FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK on 5 JULY 2024 at 10H00.

Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, VANDERBIJLPARK 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 38 OF ERF 12310 EVATON WEST TOWNSHIP  
REGISTRATION DIVISION I.Q, THE PROVINCE OF GAUTENG MEASURING 163  
(ONE HUNDRED AND SIXTY-THREE) SQUARE METRES  
Held by Deed of Transfer Number T2190/2015

ALSO KNOWN AS: 38/12310 OKLOHOMA STREET, BEVERLEY HILLS

IMPROVEMENTS: BLOCK WALLS, TILED ROOF, DINING ROOM, KITCHEN, 1 BATHROOM &  
TOILET  
(Not Guaranteed)

THE PROPERTY IS ZONED Residential (the accuracy hereof not guaranteed).

Terms: 10% (TEN PERCENT) of the purchase price in cash or eft on the day of the sale; the balance payable against registration of transfer; a guarantee to be furnished within 21 (Twenty-One) days from the date of sale.

AUCTIONEER'S CHARGES, payable on the day of the sale, to be calculated as follows:

6% (SIX PERCENT) on the first R100 000.00; 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 - R400 000.00 and 1.5% (ONE POINT FIVE PERCENT) on the balance of the proceeds of the sale subject to a maximum commission of R 40 000.00 plus Vat in total and a minimum of R 3000.00 plus Vat (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser.

1. This sale is for cash or EFT only. No cheques will be accepted and VAT at 15% will be payable.
2. This sale is a sale in execution pursuant to a judgment obtained in the above court.
3. The rules of this auction are available 24 hours before the auction at the OFFICES OF THE SHERIFF OF THE HIGH COURT, VANDERBIJLPARK, CNR FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK.
4. 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 R10 000.00 in cash or EFT.
5. The Sheriff or his deputy will conduct the auction.  
Advertising cost at current publication rates and sale costs according to Court Rules apply.

HARRINGTON JOHNSON WANDS ATTORNEYS

Attorneys for Plaintiff

Building 1, 2nd Floor

Design Quarter

Fourways, Sandton

010 448 0609

REF: M01024.

Dated at: JOHANNESBURG, 2024-05-30.

HARRINGTON JOHNSON WANDS ATTORNEYS, DESIGN QUARTER, BUILDING 1, 2ND FLOOR, CNR WILLIAM NICOL & LESLIE AVENUE, FOURWAYS, Tel. 010 448 0609, Ref. M01024.

Case No: 36551/2023

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

**In the matter between: BODY CORPORATE OF SANDHURST TOWERS SECTIONAL TITLE SCHEME  
NO.881/2008, Plaintiff, and NOMATUNGWA ANGEL BABHEKILE MABASO, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-09, 09:00, Unit B6, Lanzerac Office Park, 22 Old Pretoria Main Road, Halfway House, Midrand  
CERTAIN PROPERTY**

1. Flat No 913 (Unit number 132) as shown and more fully described on Sectional Plan No. SS881/2008 in the Sandhurst Towers Sectional Title Scheme (scheme number SS881/2008) in respect of which the floor area, according to the said Sectional Plan is 172 square metres in extent; and

2. An undivided share in the common property in the scheme apportioned to the said Section in accordance with the participation quota as endorsed on the said Sectional Plan, held by deed of transfer number ST92026/2011

PHYSICAL ADDRESS:

Flat 913(Unit 132) Sandhurst Towers, 35 Fredman Drive, Sandhurst)

THE PROPERTY IS ZONED:

RESIDENTIAL

IMPROVEMENTS:

The following information is furnished but not guaranteed:

1x Lounge

1xDiningroom

2xBedrooms

1xKitchen

1xBathroom

1xToilet

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

1. The Purchaser shall in addition to the Sheriff's commission, which is 6 % on the first R100 000,00 and then 3.5% on R100 001.00 to R400 000.00 and then 1.5% on the balance of the proceeds of the sale subject to maximum commission of R40 000.00 in total and a minimum of R3 000.00. If an auctioneer is employed as per rule 43(9). 3% on first R100 000 and then 2% on R100 001.00 to R400 000.00 and 1% on the balance of the proceeds of the sale subject to maximum commission or R22 850 and a minimum of R3000.00; and

2. The Purchaser shall pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

3. BE PLEASED TO TAKE NOTICE THAT Should the Purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust account within 21 days (Court days), from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse.

BE PLEASED TO TAKE NOTICE FURTHER THAT The Rules of this auction are available 24 hours before the auction at the offices of the Sheriff Sandton South, Unit B6, Lanzerac Office Park, 22 Old Pretoria Main Road, Halfway House, Midrand

BE PLEASED TO TAKE NOTICE FURTHER THAT The Sheriff of the Court, 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 R30 000.00 in cash.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the offices of the Sheriff, Sandton South.

Dated at: JOHANNESBURG, 2024-05-27.

JOSHUA APFEL ATTORNEYS, 7a The Avenue, Orchards, Johannesburg, Tel. 078 584 1745, Ref. MR J APFEL.

Case No: 2262/2023

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

In the matter between: **THE VILLAS HOME OWNERS ASSOCIATION NPC, Plaintiff, and TAXIARHIA THERMOS. AGIS SAGIAS, and LOUKAS SAYIAS, Defendants**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-09, 09:00, Unit B6, Lanzerac Office Park, 22 Old Pretoria Main Road, Halfway House, Midrand**

CERTAIN PROPERTY PORTION 3 OF ERF 76 HYDE PARK, MEASURING 595 SQUARE METRES, HELD UNDER TITLE DEED NO. T11635/2016

PHYSICAL ADDRESS:

UNIT 3, THE VILLAS, 108 9th ROAD, HYDE PARK

THE PROPERTY IS ZONED:

RESIDENTIAL

IMPROVEMENTS:

The following information is furnished but not guaranteed:

MAIN BUILDING

2xlounge

1xdiningroom

4xbedroom

1xkitchen

1xPantry

4xbathrooms

4xshowers

1xtoilet

1xswimming pool

2xcar garages and entertainment area

Freestanding, walls with bricks, roof with tiles and floors with tiles

OUT BUILDING

1x bedroom, 1x kitchen, 1x shower, 1x toilet 2x garages Single attached, walls with bricks, roof with tiles

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

1. The Purchaser shall in addition to the Sheriff's commission, which is 6 % on the first R100 000,00 and then 3.5% on R100 001.00 to R400 000.00 and then 1.5% on the balance of the proceeds of the sale subject to maximum commission of R40 000.00 in total and a minimum of R3 000.00. If an auctioneer is employed as per rule 43(9). 3% on first R100 000 and then 2% on R100 001.00 to R400 000.00 and 1% on the balance of the proceeds of the sale subject to maximum commission or R22 850 and a minimum of R3000.00; and

2. The Purchaser shall pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

3. BE PLEASED TO TAKE NOTICE THAT Should the Purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust account within 21 days (Court days), from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse.

BE PLEASED TO TAKE NOTICE FURTHER THAT The Rules of this auction are available 24 hours before the auction at the offices of the Sheriff Sandton South, Unit B6, Lanzerac Office Park, 22 Old Pretoria Main Road, Halfway House, Midrand

BE PLEASED TO TAKE NOTICE FURTHER THAT The Sheriff of the Court, 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 (URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961);

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

C) Payment of a Registration Fee of R30 000.00 in cash.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the offices of the Sheriff, Sandton South.

Dated at: JOHANNESBURG, 2024-05-27.

JOSHUA APFEL ATTORNEYS, 7a The Avenue, Orchards, Johannesburg, Tel. 078 584 1745, Ref. MR J APFEL.

**Case No: 2023/028623**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor, and Okoke, Gnaga Sipho Peters (Id No. 6506046239182), 1st Judgment Debtor, Okoke, Jeanett Mandisa (Id No. 7109051120089), 2nd Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-07-09, 10:00, Sheriff Johannesburg South, Shop No. 2 Vista Centre, 22 Hillary Road, Cnr. Trevor Street, Gillview, Johannesburg**

In execution of a judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg in the abovementioned suit, a sale with a reserve price of R519000.00 will be held by the Sheriff Johannesburg South at Shop 2 Vista Centre, 22 Hillary Road, cnr. Trevor Street, Gillview on the 9th day of JULY 2024 at 10h00 of the undermentioned property of the Judgment Debtors on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to the sale, at the offices of the Sheriff Johannesburg South, Shop 2 Vista Centre, 22 Hillary Road, cnr. Trevor Street, Gillview (short description of the property, situation and street number). Certain: Erf 1549 Turffontein Township, Registration Division I.R., The Province of Gauteng and also known as 38 Great Britain Street, Turffontein, Johannesburg (Held by Deed of Transfer No. T69477/2007). Improvements: (none of which are guaranteed) consisting of the following: Main building: Lounge, 2 Bedrooms, Kitchen, Pantry, Bathroom, W/C. Outbuildings: 2 Bedroomed Cottages, 2 Bathrooms, 2 W/C, Garage, 4 Shops outside. Constructed: Brick under corrugated iron roof. Terms: 10% (ten percent) of the purchase price in cash on the day of the sale; the 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. Auctioneers charges, payable on the day of sale, to be calculated as follows: 6% (six percent) on the first R100000.00; 3.5% on R100001.00 to R400000.00 and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40000.00 in total, plus VAT and a minimum of R3000.00, plus VAT. TAKE NOTICE FURTHER THAT - 1) This sale is a sale in execution pursuant to a judgment obtained in the above Court. 2) The rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff Johannesburg South, Shop 2 Vista Centre, 22 Hillary Road, cnr. Trevor Street, Gillview. 3) Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>). B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50000.00 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: Johannesburg, 2024-04-18.

Rossouws Lesie Inc., 8 Sherborne Road, Parktown, Johannesburg, Tel. (011)7269000, Fax. (011)7263855, Ref. M0018628/N Roets/R Beetge.

**Case No: 71235/2019**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor), and KARABO MOKONE (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-01, 11:00, at the Sheriff's Office, 229 Blackwood Street, Hennospark, Centurion, Gauteng**

In pursuance of a judgment granted by this Honourable Court on 1 December 2021, and a Warrant of Execution issued thereafter, together with a further order granted on 25 March 2024, the undermentioned immovable property will be sold in execution with a reserve price of R825 540.78 by the Sheriff of the High Court CENTURION WEST at THE SHERIFF'S OFFICE, 229 BLACKWOOD STREET, HENNOSPARK, CENTURION, GAUTENG on MONDAY, 1 JULY 2024 at 11H00, to the highest bidder. Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, 1 DIRK SMIT INDUSTRIAL PARK, JAKARANDA STREET, HENNOSPARK, GAUTENG, whom shall hold the sale and shall read out the Conditions of sale prior to the sale



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

A Unit consisting of: (a) Section Number 23 as shown and more fully described on Sectional Plan Number SS126/2011 in the scheme known as ST REMY in respect of the land and building or buildings situated at PORTION 1 OF ERF 5272 THE REEDS EXTENSION 45 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area according to the said sectional plan is 120 (ONE HUNDRED AND TWENTY) square metres in extent; and (b) an undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NUMBER ST89157/2017. SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED. ALSO KNOWN AS UNIT 23 ST REMY COMPLEX, 23 RUSH CLOSE, THE REEDS EXTENSION 45, PRETORIA, GAUTENG.

IMPROVEMENTS (not guaranteed): Lounge, Kitchen, Dining Room, 2 Bedrooms, Bathroom and 2 Carports.

TAKE FURTHER NOTICE: 1. This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof. 2. All bidders are required to pay R 10 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 3. The Purchasers shall pay a deposit of 10% immediately on sale and the balance against transfer by a bank and furnish a guarantee for such payment issued by the bank concerned within 21 days of sale by a bank. 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 conditions. 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 possession to date of transfer.

Dated at: CAPE TOWN, 2024-05-13.

TIM DU TOIT & CO INC., Seventh Floor, 56 Shortmarket Street, Cape Town, Tel. 021 529 7710, Fax. 021 529 7711, Ref. T Van der Spuy/mm/M27303.

**Case No: 57933/2021**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) PLAINTIFF, and VIKASH RUPNARAIN (IDENTITY NUMBER: 741113 5187 088) FIRST DEFENDANT & SOPHIE RUPNARAIN (IDENTITY NUMBER: 720912 0244 082) SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-07-12, 09:30, 182 LEEUWPOORT STREET, BOKSBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a Court reserve price of R2 560 000.00, will be held by the SHERIFF OF THE HIGH COURT BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG on FRIDAY the 12TH of JULY 2024 at 09:30 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF BOKSBURG during office hours.

CERTAIN:

ERF 813 BARTLETT EXTENSION 82 TOWNSHIP  
REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG  
MEASURING 547 (FIVE HUNDRED AND FORTY SEVEN) SQUARE METRES  
HELD BY DEED OF TRANSFER NO T17785/2018  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED  
AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE PARADISE LUXURY ESTATE HOME OWNERS ASSOCIATION NPC

ALSO KNOWN AS: 813 AVIANTO LUXURY ESTATE, CARVAL STREET, BARTLETT, BOKSBURG.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

DOUBLE STOREY HOUSE, BRICK WALLS, 3 BEDROOMS, KITCHEN, SCULLERY, LOUNGE, FAMILY ROOM, 3 BATHROOMS/TOILET, SHOWER, DOUBLE GARAGE.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF BOKSBURG.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;
  - (d) Registration conditions.

Dated at: PRETORIA, 2024-05-30.

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA, Tel. 012 361 5640, Fax. 0862396955, Ref. R ISMAIL/MVDB/MAT71594.

**Case No: 6196/2022**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff, and HENDRIK ALBERTUS GELDENHUYS N.O IN HIS CAPACITY AS EXECUTOR IN THE ESTATE LATE PIETER DUMINY GELDENHUYS (ID NO: 460606 5031 08 0), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-06-28, 10:00, THE SHERIFF'S STORAGE FACILITY, UNIT 12, ANTERAMA PARK, BORSSENBERG STREET, DAL JOSAFFAT, PAARL**

The undermentioned property will be sold in execution at THE SHERIFF'S STORAGE FACILITY, UNIT 12, ANTERAMA PARK, BORSSENBERG STREET, DAL JOSAFFAT, PAARL on FRIDAY, 28 JUNE 2024, at 10H00 consists of:

CERTAIN:

ERF 11302 PAARL, IN THE DRAGENSTEIN MUNICIPALITY, DIVISION PAARL, PROVINCE OF THE WESTERN CAPE

IN EXTENT 1033 (ONE THOUSAND AND THIRTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NO: T5788/1982

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN.

Situated at 6 WALTHAM CROSS STREET, PAARL.

THE PROPERTY IS ZONED: RESIDENTIAL

COMPRISING - (not guaranteed) - A PLASTERED DWELLING WITH TILED ROOF AND WOODEN WINDOW FRAMES, 1X MAIN BEDROOM WITH EN-SUITE BATHROOM, 2X BEDROOMS WITH FITTED CLOSETS, 1X FULL BATHROOM, 1X OPEN PLAN LIVING & DINING ROOM, 1X LOUNGE, 1X FOYER, 1X STUDY ROOM, 1X KITCHEN WITH FITTED CUPBOARDS, 1X LAUNDRY WITH FITTED CUPBOARDS, 1X POOL WITH BRAAI AREA, 1X DOUBLE CARPORT, 1X OUTSIDE TOILET & 1X GRANNY FLAT WITH SHOWER & TOILET.

The Sale shall be by Public Auction subject to a reserve price of R2,500,000.00 to the highest bidder, subject to the High Court Act and Rules.

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

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

3. The full conditions of sale may be perused at the offices of the SHERIFF OF THE HIGH COURT, PAARL, 12 CASTLE STREET, LEMOENKLOOF and will be read out by the Auctioneer prior to the Sale.

4. This Sale is a sale in execution that will be conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant to a judgement obtained in the above honourable court and will be conducted by the Sheriff, AK NKHUMISE or the Deputy.

5. The Rules of the auction is available 24 (twenty four) hours before the auction and can be inspected at offices of the SHERIFF OF THE HIGH COURT, PAARL, 12 CASTLE STREET, LEMOENKLOOF.

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

- a) In accordance to the Consumer Protection Act 68 of 2008.
- b) FICA-legislation requirements: proof of ID and residential address.
- c) Payment of a registration fee of R5,000.00 in cash or as approved by the Sheriff.
- d) Registration conditions.

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

Dated at: DURBANVILLE, 2024-06-05.

Kemp & Associates, 8 Church Street, Durbanville, Tel. 0219793280, Fax. 0219750745, Ref. DW FRITTELLI/SD/W0037357.

**Case No: 17/47704**

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

**In the matter between: TAKALANI DAVID MALIGA, Plaintiff, and MINISTER OF POLICE, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-07-11, 11:00, 7TH FLOOR WATCHUIS BUILDING, 231 PRETORIUS STREET, PRETORIA**

MOVABLE PROPERTY

§ 300 X LAPTOPS

§ 400 X COMPUTERS

§ 350 X STEEL CABINETS

§ 600 X CHAIRS

§ 500 X TABLE

§ 200 X FRIDGES

§ 400 X PRINTER

§ 370 X WOODEN CABINET

§ 520 X SHELVES

§ 350 X MICROWAVES

§ 100 X COUCHES

Dated at: JOHANNESBURG, 2024-06-10.

NKANGALA ATTORNEYS, 412 WORKS@MARKET BUILDING, CORNER ALBERTINA SISULU ROAD & VON BRANDIS STREET, JOHANNESBURG, Tel. 0113338241, Ref. CIV/011/16.

Case No: 2019-41379

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

In the matter between: **LOUISA LODGE BODY CORPORATE, Plaintiff, and MBONGELENI PETRUS DLAMINI & OTHERS, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-10, 11h00, 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg.**

**AUCTION NOTICE**

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

CASE NO: 41379-2019

In the matter between: **LOUISA LODGE BODY CORPORATE (SS NO:208/1981) (PLAINTIFF) AND MBONGELENI PETRUS DLAMINI (Identity Number: 800930 5359 08 8) (FIRST DEFENDANT) AND NEDBANK LTD (SECOND DEFENDANT) AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (THIRD DEFENDANT)**

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

**10th of July 2024, the Acting Sheriff Randburg South West at First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg**

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without reserve at the office of the Acting Sheriff Randburg South West, First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg on 10th day of July 2024 at 11h00, to the highest bidder.

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

Description: Unit 4 in the scheme known as Louisa Lodge with Scheme Number SS208/1981, under Title Deed ST8078/2011, situated Unit 4, Louisa Lodge, Corner Viscount Avenue and Louis Street, Windsor West, Randburg, City of Johannesburg, Gauteng Province, measuring 111.000 sqm (ONE HUNDRED AND ELEVEN SQUARE METRES).

Held by Deed of Transfer Number ST8078/2011. 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 4, Louisa Lodge, Corner Viscount Avenue and Louis Street, Windsor West, Randburg, City of Johannesburg, Gauteng Province, measuring 111.000 sqm (ONE HUNDRED AND ELEVEN SQUARE METRES).

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

1. The purchaser shall pay auctioneer's commission subject to a maximum of R30 000.00 plus vat and minimum of R3 000.00 plus vat.

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

3. The rules of auction are available 24 hours prior to auction at the offices of the Acting Sheriff Randburg South West, First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg. The Acting Sheriff Randburg South West, or 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 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 (R 100 000.00) - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Acting Sheriff Randburg South West at First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg with your reserve price, if any, in pursuance to this sale in execution.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Acting Sheriff Randburg South West at First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Randburg. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 8220. Ref: NENGELBRECHT/KK/LOUISA0001.

Dated at: Johannesburg, 2024-06-12.

DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview, Tel. 010 010 8220, Ref. ENGELBRECHT/KK/LOUISA0001 .

**Case No: 2021-54118**

IN THE HIGH COURT OF SOUTH AFRICA

((Gauteng Division) Johannesburg)

**In the matter between: GOLDEN CITY HEIGHTS BODY CORPORATE, Plaintiff, and TAU, KGOBANE AARON & OTHERS, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-11, 09h00, Sheriff of The High Court Storage Facility, 18 Moore Avenue, Benoni**

**AUCTION NOTICE**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION) JOHANNESBURG

**CASE NO: 2021 - 54118**

**In the matter between: GOLDEN CITY HEIGHTS BODY CORPORATE (PLAINTIFF) AND TAU, KGOBANE AARON (Identity Number: 590202 5420 08 6) (FIRST DEFENDANT) TAU, ZODWA MARIA (Identity Number: 661121 5420 08 6) (SECOND DEFENDANT) EKURHULENI METROPOLITAN MUNICIPALITY (THIRD DEFENDANT) STANDARD BANK OF SA LIMITED (FOURTH DEFENDANT) SHERIFF BENONI WEST (FIFTH DEFENDANT)**

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

**11th day of July 2024, the Acting Sheriff Benoni at the Sheriff of The High Court Storage Facility, 18 Moore Avenue, Benoni.**

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the Sheriff, Acting Sheriff Benoni at the Sheriff of The High Court Storage Facility, 18 Moore Avenue, Benoni on 11th day of July 2024 at 09h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the Sheriff, Acting Sheriff Benoni at 2A Mowbray Avenue, Benoni as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 80, Door 411 in the scheme known as Golden City Heights with Scheme Number 52/1978, under Title Deed ST41003/2009, situated Unit 80, Door 411, Golden City Heights, 139 Woburn Avenue, Benoni, Johannesburg, Gauteng Province, measuring 72.000 m<sup>2</sup> (Seventy-Two Square Metres).

Held by Deed of Transfer Number ST41003/2009. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 80, Door 411, Golden City Heights, 139 Woburn Avenue, Benoni, Johannesburg, Gauteng Province, measuring 72.000 m<sup>2</sup> (Seventy-Two Square Metres).

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

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

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

3. The rules of auction are available 24 hours prior to auction at the offices of the Sheriff, Acting Sheriff Benoni at 2A Mowbray Avenue, Benoni. The Acting Sheriff Benoni, or the 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 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 (R 100 000.00) - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Sheriff, Acting Sheriff Benoni at 2A Mowbray Avenue, Benoni with your reserve price, if any, in pursuance to this sale in execution.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Acting Sheriff Benoni at 2A Mowbray Avenue, Benoni. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Tel: 010 001 2628 Ref: SF10000722/GOLD80/NE.

Dated at: Johannesburg, 2024-06-12.

DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview, Tel. 010 010 8220, Ref. SF10000722/GOLD80/NE.

**Case No: D6708/2021**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor),  
and RASHIDAH MOHAMMAD (Judgment Debtor)**

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

**2024-07-08, 09:00, at 82 Trevenen Road, Lotusville, Verulam, Kwazulu-Natal**

In pursuance of a judgment granted by this Honourable Court on 1 FEBRUARY 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with reserve price of R 1 493 951.98 by the Sheriff of the High Court INANDA DISTRICT TWO at 82 TREVENEN ROAD, LOTUSVILLE, VERULAM, KWAZULU-NATAL on MONDAY, 8 JULY 2024 at 09H00, to the highest bidder. Registration closes at 08h50.

The rules of the auction and Conditions of Sale may be inspected during office hours at the sheriff's office at 82 TREVENEN ROAD, LOTUSVILLE, VERULAM, KWAZULU-NATAL, 24 hours prior to the sale in execution.

The office of the Sheriff Inanda District Two will conduct the sale with Auctioneers R R Singh (Sheriff) and/or Hashim Saib (Deputy Sheriff).

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 Number 193 as shown and more fully described on Sectional Plan Number SS456/2005, in the scheme known as PALM GATE, in respect of the land and building or buildings situated at UMHLANGA ROCKS, in the ETHEKWINI MUNICIPALITY AREA, of which floor area, according to the said sectional plan is 98 (NINETY EIGHT) square metres in extent; and (b) an undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

Held by DEED OF TRANSFER ST27741/19, AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED, AND MORE ESPECIALLY SUBJECT TO SUCH RESTRICTIVE CONDITION IN FAVOUR OF THE UMHLANGA RIDGE TOWN CENTRE MANAGEMENT ASSOCIATION. ALSO KNOWN AS Unit 193, Palm Gate Complex, 11 Centenary Boulevard, Umhlanga Rocks, Durban, KwaZulu-Natal.

IMPROVEMENTS (not guaranteed): Property under concrete slabbing situated on the Fourth Floor consisting of 2 Bedrooms, (Tiled, Built in Cupboards & En-suite), Family Lounge (Tiled, Doors leading onto Patio), Dining Room (Tiled), Kitchen (Tiled, Built in Cupboards, Breakfast Nook), 2 Toilets & Bathroom combined (Tiled, Tub, Wash Basin, Shower Cubicle), Patio with Sliding Doors, Balcony, Staircase (Tiled), Storeroom, Complex Swimming Pool (Paved, Fenced), Iron Electronic Gates, Cemented Driveway. Unit inside a residential complex, 24 hours security-controlled access with 2 parking bays.

**TAKE FURTHER NOTICE:**

1. This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers.

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

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

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

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

5.1 In accordance to the Consumer Protection Act 68 of 2008.



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

5.2 FICA-legislation: To provide an original RSA IDENTITY DOCUMENT AND PROOF OF RESIDENCE (municipal account or bank statement not older than 3 months)

5.3 All bidders are required to pay R10 000,00 in cash (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

5.4 Registration closes strictly 10 minutes prior to auction (08h50).

5.5 The 10% deposit plus auction commission is payable in cash or by way of an electronic funds transfer immediately on the fall of the hammer, immediately into the Sheriff's Standard Bank trust account and immediately provide proof thereof to the satisfaction of the Sheriff.

5.6 Only registered bidders will be allowed into the Auction Room.

Dated at: CAPE TOWN, 2024-05-17.

TIM DU TOIT & CO INC., Seventh Floor, 56 Shortmarket Street, Cape Town, Tel. 021 529 7710, Fax. 021 529 7711, Ref. T Van der Spuy/mm/M30170.

**Case No: 4085/2022**

**DOCEX 271, JHB**

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

**In the matter between: Nedbank Limited; Plaintiff and MTHOMBENI; IVAN, First Defendant and  
MTHOMBENI; SEBENZILE, Second Defendant**

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

**2024-07-10, 09:00, 61 VAN RIEBEEK STREET, ALBERTON**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 18 October 2023, in terms of which the following property will be sold in execution on the 10th of July 2024 at 09h00 by the Acting Sheriff JOHANNESBURG EAST at 61 VAN RIEBEEK STREET, ALBERTON to the highest bidder subject to a reserve price as set by Court in the amount of R728 000.00:

Certain Property:

ERF 232, REWLATCH TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 696 SQUARE METRES, HELD BY DEED OF TRANSFER NO T41289/2008.

Physical Address: 76 SOUTH ROAD, REWLATCH, JOHANNESBURG.

Zoning: Residential

Magisterial District: Gauteng

Improvements: The following information is furnished but not guaranteed: 2 bedrooms, 1 bathrooms, kitchen, lounge.

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

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% (three comma five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (one comma five percent) on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) and a minimum fee of R3000.00 (Three Thousand Rand) plus VAT thereon, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer

The Rules of this auction are available 24 hours before the auction at the office of the acting Sheriff Johannesburg East, 61 VAN RIEBEEK STREET, ALBERTON.

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

A) Directive of the Consumer Protection Act 68 of 2008.

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

- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Refundable Registration Fee of R50 000.00 prior to commencement of the auction.
- D) Registration conditions: All bidders are required to present their identity document together with proof of residence for FICA Compliance.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the acting Sheriff Johannesburg East 61 VAN RIEBEEK STREET, ALBERTON during normal office hours Monday to Friday.

Dated at RANDBURG on the 2024-06-11

BEZUIDENHOUT VAN ZYL INC., Unit 7 Surrey Square on Republic, Cnr Surrey Avenue & Republic Road,, Randburg Tel. 011 504 5300, Fax. 086 554 3902, Ref. MAT36100.

**Case No: 2023-087388**

**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 LWAZI NKANYEZI MTSHALI N.O. (First Defendant) & ABEL JACOBUS GROBBELAAR representing PE TRUST SERVICES (PTY) LTD (Second Defendant) & MTSHALI, LWAZI NKANYEZI (Third Defendant) and LANELE GROUP (PTY) LTD (Fourth Defendant)**

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

**2024-07-08, 09:00, 82 Trevenen Road, Lotusville, Veralum, Kwa Zulu Natal**

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 Inanda 2 on 8 July 2024 at 09H00 at Sheriff's Office 82 Trevenen Road, Lotusville, Veralum, Kwa Zulu Natal, 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: Portion 221 (of 175) of Erf 2406 Umhlanga Rocks, Registration Division FU, Province of Kwazulu Natal; measuring 828 (eight hundred and twenty eight) square meters; Held by the judgment debtor under Deed of Transfer T2019/26681; Physical address: 221 Off Ridge Side Drive (Enigma Private Estate, Umhlanga Rocks, Kwazulu Natal. The following information is furnished, though in this regard nothing is guaranteed: Improvements: None - vacant land. Terms: The sale is with reserve price of R2,000,000.00 (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 82 Trevenen Road, Lotusville, Veralum, Kwa Zulu Natal. Take further notice that: 1. This sale is a sale in execution pursuant to a judgment obtained in the above Court. 2. The rules of this auction is available 24 hours prior to the auction at the offices of the Sheriff for Inanda district 2 at 82 Trevenen Road, Lotusville, Veralum, Kwa Zulu Natal. 3. Registration as a buy is pre-requisite subject to specific conditions, inter alia: 3.1. Directive of the consumer protection Act 68 of 2008. (URL <http://www.info.gov.za/view/downloadfileAction?id=9961>); 3.2. FICA - To provide an original RSA Identification Document and proof of residence (municipal account of bank statement not older than 3 months); 3.3. Payment of registration deposit of R10,000.00 in cash only. 3.4. Registrations closes strictly 10 minutes prior to the auction (8:50am); 3.5. The 10% deposit plus auction commission is payable in cash or by way of an EFT immediately on the fall of the hammer, immediately into the Sheriff's Standard Bank trust account and immediately provide proof thereof to the satisfaction of the Sheriff. 3.6. Only registered bidders will be allowed into the auction room; 3.7. Strict COVID-19 Government Regulations apply. We have the right to disallow persons that do not adhere to regulations. The office of the Sheriff Inanda District 2 will conduct the sale with the Auctioneers RR Singh (Sheriff) and / or Hashim Saib (Deputy Sheriff). Advertising cost at current publication rates and sale costs according to the Court rules apply.

Dated at Hydepark on the 2024-06-04

Charl Cilliers Attorneys, Suite 11, 1st Floor, Marula, Hurlingham Office Park, 59 Woodlands Avenue, Hurlingham, Sandton. Tel. 011 325 4500, Fax. 011 325 4503, Ref. CC/bc/FF004494.

**Case No: 10809 OF 2020  
DX 61 JOHANNESBURG**

IN THE MAGISTRATES COURT FOR  
(THE DISTRICT OF JOHANNESBURG CENTRAL HELD AT JOHANNESBURG)  
**In the matter between: THE BODY CORPORATE OF VALENCIA SECTIONAL SCHEME, Plaintiff, and  
BLAIR, PETRO & DOS SANTOS, MARIA DE LURDES, Defendant**  
NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
**2024-07-09, 10:00, SHERIFF JOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN  
ROOSEVELDT PARK**

SECTION 36 VALENCIA, known as 36 VALENCIA, CNR ENDWELL & SWARTGOUD STREETS,  
WINCHESTER HILLS EXT 2, JOHANNESBURG, Held under Deed of Transfer ST4866/2015 being 65 square  
metres

THE FOLLOWING INFORMATION REGARDING THE PROPERTY IN THIS RESPECT NOTHING IS  
GUARANTEED: DESCRIPTION: LOUNGE, KITCHEN, DININGROOM, 2 BEDROOMS, BATHROOM AND  
CARPORT, ZONING : RESIDENTIAL

The property will be sold without a reserve price to the highest bidder and the purchaser must deposit  
10% on the day of the sale and furnish guarantees for the balance within 30 days payable against registration of  
transfer. The conditions of sale lie for inspection at THE OFFICES OF THE SHERIFF JOHANNESBURG WEST,  
139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, JOHANNESBURG.

Dated at ROODEPOORT on the 2024-06-11

OTTO KRAUSE INCORPORATED ATTORNEYS, C9, CLEARVIEW OFFICE PARK, 77 WILHEMINA STREET,  
ALLENSNEK, ROODEPOORT. Tel. 0116752881, Fax. 0116752889, Ref. PHILIP ROOS/EE/MAT4473, Acc.  
OTTO KRAUSE ATTORNEYS INC.

**Case No: 25678/2022  
DOCEX 271, JHB**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG LOCAL DIVISION, JOHANNESBURG)  
**In the matter between: Nedbank Limited; Plaintiff and MBOKAZI; SIFISO BONGUMUSA ANDERSON  
Defendant, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
**2024-07-09, 10:00, 139 Beyers Naude Drive, Franklin Roosevelt Park**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 22  
November 2023 in terms of which the following property will be sold in execution on the 9th of July 2024 at 10h00  
by the Sheriff Johannesburg West at 139 Beyers Naude Drive, Franklin Roosevelt Park, to the highest bidder  
subject to a reserve price as set by Court in the amount of R350 000.00:

Certain Property:

SECTION NO. 14 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS4/1997  
IN THE SCHEME KNOWN AS LION RIDGE IN RESPECT OF THE LAND AND BUILDING OR BUILDING OR  
BUILDINGS SITUATE AT RIDGEWAY EXTENSION 8 TOWNSHIP, CITY OF JOHANNESBURG, MEASURING  
57 SQUARE METRES, AND AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME  
APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS  
ENDORSED ON THE SAID SECTIONAL PLAN, HELD UNDER DEED OF TRANSFER ST31755/2015

Physical Address: 14 LION RIDGE, 53 JEANETTE STREET, RIDGEWAY EXTENSION 8,  
JOHANNESBURG.

Zoning: Residential

Magisterial District: Johannesburg North

Improvements: The following information is furnished but not guaranteed: 3 bedrooms, 2 bathrooms,  
kitchen, lounge (The nature, extent, condition and existence of the improvements are not guaranteed)

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the proceeds of  
the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% (three comma five  
percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand)

and 1,5% (one comma five percent) on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) and a minimum fee of R3000.00 (Three Thousand Rand) plus VAT thereon, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer.

The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Johannesburg West, 139 Beyers Naude Drive, Franklin Roosevelt Park.

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

A) Directive of the Consumer Protection Act 68 of 2008.

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

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

C) Payment of a Registration Fee of R30 000.00 (Refundable) via EFT prior to the commencement of the auction;

D) Registration conditions: Open the day before from 09h30 to 13h00 and closes at 09h30 on the day of the auction. No person will be allowed on the premises if they are not FICA and CPA compliant.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the

Sheriff Johannesburg West, 139 Beyers Naude Drive, Franklin Roosevelt Park, during normal office hours Monday to Friday.

Dated at RANDBURG on the 2024-06-11

BEZUIDENHOUT VAN ZYL INC., Unit 7 Surrey Square on Republic Cnr Surrey Avenue & Republic Road., Randburg. Tel. 011 504 5300, Fax. 086 554 3902, Ref. MAT72644.

**Case No: 2022/052968**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, JOHANNESBURG)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor)  
and ERGOFLEX 342 CC (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION

**2024-07-09, 10:00, at THE SHERIFF'S OFFICE, 79 PETER MOKABA STREET, POTCHEFSTROOM,  
GAUTENG**

In pursuance of a judgment granted by this Honourable Court on 6 JUNE 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with reserve price of R 2 000 000.00 by the SHERIFF of the High Court POTCHEFSTROOM at THE SHERIFF'S OFFICE, 79 PETER MOKABA STREET, POTCHEFSTROOM, GAUTENG on TUESDAY, 9 JULY 2024 at 10H00, to the highest bidder. Rules of the auction and full Conditions of Sale may be inspected at the SHERIFF POTCHEFSTROOM OFFICE: 79 MOKABA STREET, POTCHEFSTROOM, GAUTENG, 24 hours prior to the auction. The office of the Sheriff of Potchefstroom will conduct the sale and shall read out the Conditions of sale prior to the sale in execution, with auctioneer MR IG MALAO, or his Deputy. The Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the abovementioned immovable property. PORTION 92 (A PORTION OF PORTION 2) OF FARM EILAND 13 NO. 502, REGISTRATION DIVISION I.Q., PROVINCE OF NORTH WEST, MEASURING 852 (EIGHT HUNDRED AND FIFTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T30053/2015, SUBJECT TO THE CONDITIONS CONTAINED THEREIN AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF THE VAAL DE GRACE HOME OWNERS ASSOCIATION (ASSOCIATION INCORPORATED UNDER SECTION 21) REGISTRATION NUMBER 2006/011776/08, ALSO KNOWN AS Portion 92 (a Portion of Portion 2) of Farm Eiland 13 No. 502, North West (also known as 92 Golf Park Road, Vaal De Grace Golf Estate, North West). IMPROVEMENTS (not guaranteed): Main Building: Entrance, Lounge, Dining Room, Kitchen, Family Room, Study, 4 Bedrooms, 3 Bathrooms, WC. Outbuilding: 4 Garages.

TAKE FURTHER NOTICE: 1. This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. The price bid shall be exclusive of VAT and the Purchasers

shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof. 2. The Purchasers shall pay a deposit of 10% immediately on sale and the balance against transfer by a bank and furnish a guarantee for such payment issued by the bank concerned within 21 days of sale by a bank. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer. 5. Registration as a buyer is a pre-requisite subject to the following conditions, inter alia: 5.1 Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>). 5.2 FICA-legislation: Requirement of proof of ID and residential address and other. 5.3 All bidders are required to pay R 30 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 5.4 Sheriff's registration conditions.

Dated at CAPE TOWN on the 2024-05-20

TIM DU TOIT & CO INC., Seventh Floor, 56 Shortmarket Street, Cape Town. Tel. 021 529 7710, Fax. 021 529 7711, Ref. T Van der Spuy/mm/M24246.

**Case No: D6708/2021**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor)  
and RASHIDAH MOHAMMAD (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-07-08, 09:00, at 82 Trevenen Road, Lotusville, Verulam, KwaZulu-Natal**

In pursuance of a judgment granted by this Honourable Court on 1 FEBRUARY 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with reserve price of R 1 493 951.98 by the Sheriff of the High Court INANDA DISTRICT TWO at 82 TREVENEN ROAD, LOTUSVILLE, VERULAM, KWAZULU-NATAL on MONDAY, 8 JULY 2024 at 09H00, to the highest bidder. Registration closes at 08h50.

The rules of the auction and Conditions of Sale may be inspected during office hours at the sheriff's office at 82 TREVENEN ROAD, LOTUSVILLE, VERULAM, KWAZULU-NATAL, 24 hours prior to the sale in execution.

The office of the Sheriff Inanda District Two will conduct the sale with Auctioneers R R Singh (Sheriff) and/or Hashim Saib (Deputy Sheriff).

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 Number 193 as shown and more fully described on Sectional Plan Number SS456/2005, in the scheme known as PALM GATE, in respect of the land and building or buildings situated at UMHLANGA ROCKS, in the ETHEKWINI MUNICIPALITY AREA, of which floor area, according to the said sectional plan is 98 (NINETY EIGHT) square metres in extent; and (b) an undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, Held by DEED OF TRANSFER ST27741/19, AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED, AND MORE ESPECIALLY SUBJECT TO SUCH RESTRICTIVE CONDITION IN FAVOUR OF THE UMHLANGA RIDGE TOWN CENTRE MANAGEMENT ASSOCIATION. ALSO KNOWN AS Unit 193, Palm Gate Complex, 11 Centenary Boulevard, Umhlanga Rocks, Durban, KwaZulu-Natal.

IMPROVEMENTS (not guaranteed): Property under concrete slabbing situated on the Fourth Floor consisting of 2 Bedrooms, (Tiled, Built in Cupboards & En-suite), Family Lounge (Tiled, Doors leading onto Patio), Dining Room (Tiled), Kitchen (Tiled, Built in Cupboards, Breakfast Nook), 2 Toilets & Bathroom combined (Tiled, Tub, Wash Basin, Shower Cubicle), Patio with Sliding Doors, Balcony, Staircase (Tiled), Storeroom, Complex Swimming Pool (Paved, Fenced), Iron Electronic Gates, Cemented Driveway. Unit inside a residential complex, 24 hours security-controlled access with 2 parking bays.

TAKE FURTHER NOTICE:

1. This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers.

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

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

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

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

5.1 In accordance to the Consumer Protection Act 68 of 2008.

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

5.2 FICA-legislation: To provide an original RSA IDENTITY DOCUMENT AND PROOF OF RESIDENCE (municipal account or bank statement not older than 3 months)

5.3 All bidders are required to pay R10 000,00 in cash (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

5.4 Registration closes strictly 10 minutes prior to auction (08h50).

5.5 The 10% deposit plus auction commission is payable in cash or by way of an electronic funds transfer immediately on the fall of the hammer, immediately into the Sheriff's Standard Bank trust account and immediately provide proof thereof to the satisfaction of the Sheriff.

5.6 Only registered bidders will be allowed into the Auction Room.

Dated at CAPE TOWN on the 2024-05-17

TIM DU TOIT & CO INC., Seventh Floor, 56 Shortmarket Street, Cape Town. Tel. 021 529 7710, Fax. 021 529 7711, Ref. T Van der Spuy/mm/M30170.

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## PUBLIC AUCTIONS, SALES AND TENDERS OPENBARE VEILINGS, VERKOPE EN TENDERS

**Park Village Auctions**  
**Duly instructed by the Financial Institution**  
**(Master's Reference: )**

Timed Online Auction Notice

**2024-06-25, 10:00, 52 1st Road, Northam, Limpopo (Erf 52 - measuring 2 589 square metres)**

Timed Online Auction commencing at 10:00am on Monday 25 June, 2024

Closing at 10:00am on Friday 28 June, 2024

A three-bedroomed main dwelling, a secondary two bedroom house and two garden cottages, all with certain other improvements.

15% deposit payable on the fall of the hammer, balance within 30 days of confirmation.

Buyer's commission payable. R10 000.00 refundable registration deposit payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

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**Park Village Auctions**  
**Duly instructed by the Financial Institution**  
**(Master's Reference: )**

Timed Online Auction Notice

**2024-06-25, 10:00, 52 1st Road, Northam, Limpopo (Erf 52 - measuring 2 589 square metres)**

Timed Online Auction commencing at 10:00am on Monday 25 June, 2024

Closing at 10:00am on Friday 28 June, 2024

A three-bedroomed main dwelling, a secondary two bedroom house and two garden cottages, all with certain other improvements.

15% deposit payable on the fall of the hammer, balance within 30 days of confirmation.

Buyer's commission payable. R10 000.00 refundable registration deposit payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

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**Park Village Auctions**  
**Ex Insolvent Estates & Liquidators and Repossession Managers and Financial Institutions**  
**(Master's Reference: )**

Timed Online Auction Notice

**2024-06-25, 10:00, Park Village Auctions Warehouse, 8 Prolecon Road, Prolecon, Johannesburg**

Timed Online Auction Commencing at 10:00am on Tuesday 25 June, 2024

Closing at 12:00noon on Tuesday 02 July, 2024

Assorted Antique Furniture; Network Equipment; Office Furniture and Equipment; Laptops; Household Furniture and Equipment

Viewing: by appointment

R10 000.00 refundable registration deposit payable. Buyer's commission payable.

Natashia/Elaine/Vera, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-334-2649. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

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**Roelof Martin Nel**  
**Auction-All (Pty) Ltd**  
**(Master's Reference: )**

No Reserve - POA Online Auction: Large 8.1249 ha Property with Multiple Developments

**2024-06-27, 12:00, Farm 1001, Portion 154, Mamahule, Kalkfontein AH, Polokwane**

No Reserve - POA Online Auction: Large 8.1249 ha Property with Multiple Developments

No Reserve - Power of Attorney Online Auction: Large 8.12 ha Property with Multiple Developments going on Auction.

Online Auction Details: No Reserve

Starting Bid: R100 000-00

Refundable Pre-Auction Deposit: R25 000-00

Bidding Increment: R50 000-00

Auction Date: Thursday, 27 June 2024 from 12h00 to 14h00

Viewing: By Appointment

Contact our dedicated Agent for more information.

Case Number: 2018/03908

Roelof Martin Nel, 15/547 Kameelzyakraal, Welbekend, Pretoria, Gauteng. Tel: 082 771 7947. Web: [www.auction-all.com](http://www.auction-all.com). Email: [martin@auction-all.com](mailto:martin@auction-all.com). Ref: -

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**Roelof Martin Nel**  
**Auction-All (Pty) Ltd**  
**(Master's Reference: )**

No Reserve - POA Online Auction: Large 8.1249 ha Property with Multiple Developments

**2024-06-27, 12:00, Farm 1001, Portion 154, Mamahule, Kalkfontein AH, Polokwane**

No Reserve - POA Online Auction: Large 8.1249 ha Property with Multiple Developments

No Reserve - Power of Attorney Online Auction: Large 8.12 ha Property with Multiple Developments going on Auction.

Online Auction Details: No Reserve

Starting Bid: R100 000-00

Refundable Pre-Auction Deposit: R25 000-00

Bidding Increment: R50 000-00

Auction Date: Thursday, 27 June 2024 from 12h00 to 14h00

Viewing: By Appointment

Contact our dedicated Agent for more information.

Case Number: 2018/03908

Roelof Martin Nel, 15/547 Kameelzynkraal, Welbekend, Pretoria, Gauteng. Tel: 082 771 7947. Web: [www.auction-all.com](http://www.auction-all.com). Email: [martin@auction-all.com](mailto:martin@auction-all.com). Ref: -

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**PETER MASKELL AUCTIONEERS**  
**Insolvent Estate Philani Bongumusa Emanuel and Thembekile Goodness Susan Ntshangase**  
**(Master's Reference: N000236/2020)**  
**AUCTION NOTICE**

**2024-07-10, 10:00, <https://bidlive.maskell.co.za>**

Insolvency Sale: Neat 4 Bedroom 2 bathroom house on large stand in Newcastle KZN - Duly instructed by the Trustee of the Insolvent Estate of PBE and TGS Ntshangase, Master's Reference Number: N000236/2020. The dwelling comprises of four bedrooms, the main bedroom having an en-suite, a 2nd bathroom with a separate toilet, open plan lounge and dining room area, fully fitted kitchen with scullery. The dwelling is serviced by a double lockup garage. The property has the following site improvements:- Paved driveway, Boundary fencing. Viewing: Strictly by appointment. Terms: • R50000 buyer's card deposit payable by EFT • FICA to be provided • "Above subject to change without prior notice • Sale is subject to confirmation • E&OE • \*Bidding is subject to Automatic staggered ending times.- As per the Conditions of Sale: • VAT or transfer duty shall be applicable • 10% deposit on the purchase price payable on fall of hammer by successful bidder • The auctioneer shall be entitled to receive offers on the property during the first 7 working days from/after the last date of the auction • The purchaser shall have the opportunity to match any such offer (provided that the price offered is higher than his successful bid) within 24 hours of such offer being communicated to him by the auctioneer • The sale is subject to the seller confirming his acceptance of the sale • Occupation, possession, risk profit and loss shall pass to the Purchaser upon the date of registration of transfer The Seller in no way gives warranty that the Purchaser shall obtain vacant occupation, on the date of occupation • The PURCHASER shall at his own cost obtain all compliance certificates (as applicable) and any further or additional documentation for effective registration of transfer or occupation of the property • NOTE: The SELLER nor the AGENT warrant vacant occupation.

Danielle Hoskins, 47 Ohrtmann Road, Willowton, Pietermaritzburg. Tel: (033) 397 1190. Web: [www.maskell.co.za](http://www.maskell.co.za). Email: [danielle@maskell.co.za](mailto:danielle@maskell.co.za). Ref: -

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**A R I AUCTIONEERS**  
**MIENTJIE PARK CC IN LIQUIDATION**  
**(Master's Reference: 60/2024)**

**HOLIDAY RESORT - SABIE EXTENSION 5**

**2024-07-03, 11:00, 3 PLANE STREET, SABIE EXTENSION 5, MPUMALANGA**

Erf 1288, 1289, 1290 & 1291 Sabie Extension 5. Current zoning is Industrial 2. Property was converted into a holiday resort with restaurant facilities, bar, swimming pool and various accommodation. 10% Deposit plus 6% commission on fall of the hammer. Balance of purchase price payable within 45 days. The sale will be subject to confirmation by the Liquidator within 14 days.

Sam Segopane, 7 Alcrest Building, c/o Rothery & McAdam Street, Nelspruit. Tel: 0872379750. Web: [www.ariauctions.co.za](http://www.ariauctions.co.za). Email: [engela@ariauctions.co.za](mailto:engela@ariauctions.co.za). Ref: ARI 142

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**Asset Auctions (Pty) Ltd**  
**FD Distributors CC (In Liquidation)**  
**(Master's Reference: G295/2024)**  
**TIMED ONLINE AUCTION**

**2024-06-25, 10:00, 158 Northlands Business Park, 29 Newmarket Road, North Riding, Johannesburg**

Acting on instructions from the Joint Liquidators, in the matter of FD Distributors CC (In Liquidation) MRN: G295/2024, we will sell by way of public auction the following

Trucks: 2019 Isuzu FRR 600 AMT, 2019 Isuzu FTR 850 AMT, 2011 Hino 300-715, 2011 Hino 300-611, 2014 Hino 300-915, 2016 Hino 500-2626, 2018 Hino 300-815, 2010 Hino 300-714 and many more | Take Away: Grillers, Fryers, Fridges, Prep Tables, POS Etc |

Food Processing: Fish Smokers, 2x Scottsman Ice Machines, Salmon Slicer, Motorised Industrial Shelving, Packaging Etc |

General: 2015 Cummins 275kva Genset, 2015 Scania 500kva Genset, Toyota 1,8ton Battery Operated Forklift with Charger, Office Furniture and Equipment + More

Auction Date: Tuesday 25 June 2024 from 10h00 to Thursday 27 June 2023 at 12h00 | Viewing: 158 Northlands Business Park, 29 Newmarket Road, North Riding, Johannesburg. From Monday 24 June to Wednesday 26 June 2024 09h00 to 15h00 | [online.assetauctions.co.za](http://online.assetauctions.co.za) | Auction Terms: R10 000.00 Refundable deposit on registration by way of EFT | ID document & proof of residence required for FICA

Dean Baldwin, 82 Graniet Rd, Valley Settlements. Tel: 0114524191. Fax: 0866966612. Web: [www.assetauctions.co.za](http://www.assetauctions.co.za). Email: [dean@assetauctions.co.za](mailto:dean@assetauctions.co.za). Ref: 3006

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**Asset Auctions (Pty) Ltd**  
**Nortje, M (Insolvent Estate)**  
**(Master's Reference: T1010/09)**

Live Webcast Auction - [online.assetauctions.co.za](http://online.assetauctions.co.za)

**2024-06-27, 11:00, Sunset Lodge, Corner Selati and Essenhout Streets, Phalaborwa, Limpopo**

Acting on instructions from the Trustee, in the matter of Nortje, M (Insolvent Estate) MRN T1010/09, we will sell by way of public auction the following

22 Existing Income producing townhouse units and Right of Extension in Sunset Lodge Phalaborwa | 20 Bedsitter units with Kitchenet, Bathroom and separate shower | 2 x 2 Bedroom units with Kitchen, Bathroom, Open Plan Dining Lounge | 22 Carports

The 22 Units are located in the middle-income group and is close to all amenities such as schools, shopping, hospital recreational facilities | We will also sell the remaining Land available for development consisting of 616SQM | The scheme permits and additional 4 blocks each consisting of 11 units as well as 44 carports

Auction Date: Thursday 27 June 2024 at 11H00 onsite | Viewing: By appointment with the Auctioneer | [online.assetauctions.co.za](http://online.assetauctions.co.za) | Auction Terms: R25 000.00 Refundable deposit on registration by way of EFT | 10% Of the purchase price on the fall of the hammer | Balance within 30 days | ID Document & proof of residence required for FICA

Graham Renfrew, 82 Graniet Rd, Valley Settlements. Tel: 0114524191. Fax: 0866966612. Web: [www.assetauctions.co.za](http://www.assetauctions.co.za). Email: [graham@assetauctions.co.za](mailto:graham@assetauctions.co.za). Ref: 2725

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**Park Village Auctions**  
**Ex Insolvent Estates & Liquidators and Repossession Managers and Financial Institutions**  
**(Master's Reference: )**

Timed Online Auction Notice

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Viewing: by appointment

R10 000.00 refundable registration deposit payable. Buyer's commission payable.

Natashia/Elaine/Vera, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-334-2649. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

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**Park Village Auctions**  
**Duly instructed by the Financial Institution**  
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Timed Online Auction Notice

**2024-06-25, 10:00, 52 1st Road, Northam, Limpopo (Erf 52 - measuring 2 589 square metres)**

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**Vans Auctioneers**  
**VS BOERDERY CC IN LIQUIDATION, REGISTRATION NUMBER: 1992/027935/23**  
**(Master's Reference: T3225/2017)**

2 VACANT STANDS, READY TO BUILT LODGES IN LEGEND GOLF & SAFARI RESORT, BETWEEN  
MOOKGOPONG & MOKOPANE

**2024-06-26, 12:00, ONLINE BIDDING, 12:00. 26-27 JUNE 2024, BID AND REGISTER:**  
**[www.vansauctions.co.za](http://www.vansauctions.co.za) OF ERVEN 213 & 215 OF FARM LEGEND 788, SITUATED IN THE LEGEND AND  
GOLF SAFARI RESORT, HAAKDORING ROAD, LIMPOPO, STERKRIVIER**

PROPERTY 1: PTN 213

Extent: ± 4437 m<sup>2</sup>. Unimproved stand

PROPERTY 2: PTN 215

Extent: ± 4890 m<sup>2</sup>. Unimproved stand

Choose from available approved building plans options.

Both offered separately & jointly

R50,000 registration fee, 10% deposit, plus commission. Bidders to register & supply proof of

identity and residence. Regulations to Consumer Protection Act: [www.vansauctions.co.za](http://www.vansauctions.co.za)

Rules of Auction to be viewed at 36 Gemsbok Street, Koedoespoort Industrial, Pretoria.

Tel 086 111 8267 | Auctioneer: Anton Shand

**BIDDERS TO REGISTER ONLINE, REGISTRATION FEE OF R50,000 PAYABLE VIA EFT ONLY, FICA  
DOCS REQUIRED TO BE ABLE TO REGISTER.**

Chanél Tame, 36 Gemsbok Street, Koedoespoort Industrial, Pretoria. Tel: 086 111 8267. Fax: 086 112 8267. Web: [www.vansauctioneers.co.za](http://www.vansauctioneers.co.za). Email: [mariska@vansauctions.co.za](mailto:mariska@vansauctions.co.za). Ref: Chanel

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