

Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA REPUBLIEK VAN SUID-AFRIKA

Vol. 715 Pretoria, 17 January 2025 No. 51907

Part 1 of 2



LEGAL NOTICES WETLIKE KENNISGEWINGS

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

N.B.The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes







AIDS HELPLINE: 0800-0123-22 Prevention is the cure

IMPORTANT NOTICE:

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

No future queries will be handled in connection with the above.

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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

GPW has an official email with the domain as <a>@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
- 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

Marketing and Stakeholder Relations: Ms Bonakele Mbhele, at Tel. (012) 748 6193.

Email: Bonakele.Mbhele@gpw.gov.za

Security Services: Mr Daniel Legoabe, at Tel. (012) 748 6176.

Email: Daniel.Legoabe@gpw.gov.za

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

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

- 24 December, Wednesday for the issue of Friday 03 January 2025
 03 January, Friday for the issue of Friday 10 January 2025
- ➤ 10 Janaury, Friday for the issue of Friday 17 January 2025
- ➤ 17 January, Friday for the issue of Friday 24 January 2025
- ➤ 24 January, Friday for the issue of Friday 31 January 2025
- > 31 January, Friday for the issue of Friday 07 February 2025
- > 07 February, Friday for the issue of Friday 14 February 2025
- ➤ 14 February, Friday for the issue of Friday 21 February 2025
- > 21 February, Friday for the issue of Friday 28 February 2025
- ➤ 28 February, Friday for the issue of Friday 07 March 2025
- ➤ **07 March,** Friday for the issue of Friday **14 March 2025**
- ➤ 13 March, Thursday for the issue of Thursday 20 March 2025
- > 20 March, Thursday for the issue of Friday 28 March 2025
- ➤ 28 March, Friday for the issue of Friday 04 April 2025
- ➤ 04 April, Friday for the issue of Friday 11 April 2025
- ➤ 10 April, Thursday for the issue of Thursday 17 April 2025
- ➤ 16 April, Wednesday for the issue of Friday 25 April 2025
- ➤ 23 April, Wednesday for the issue of Friday 02 May 2025
- ➤ 02 May, Friday for the issue of Friday 09 May 2025
- ➤ **09 May,** Friday for the issue of Friday **16 May 2025**
- ▶ 16 May, Friday for the issue of Friday 23 May 2025
- > 23 May, Friday for the issue of Friday 30 May 2025
- ➤ 30 May, Friday for the issue of Friday 06 June 2025
- ➤ 06 June, Friday for the issue of Friday 13 June 2025
- ➤ 12 June, Thursday for the issue of Friday 20 June 2025
- 20 June, Friday for the issue of Friday 27 June 2025
- ➤ 27 June, Friday for the issue of Friday 04 July 2025
- ➤ 04 July, Friday for the issue of Friday 11 July 2025
- ➤ 11 July, Friday for the issue of Friday 18 July 2025
- ➤ 18 July, Friday for the issue of Friday 25 July 2025
- 25 July, Friday for the issue of Friday 01 August 2025
 01 August, Friday for the issue of Friday 08 August 2025
- ➤ 08 August, Friday for the issue of Friday 15 August 2025
- ➤ 15 August, Friday for the issue of Friday 22 August 2025
- > 22 August, Friday for the issue of Friday 29 August 2025
- > 29 August, Friday for the issue of Friday 05 September 2025
- ➤ 05 September, Friday for the issue of Friday 12 September 2025
- ➤ 12 September, Friday for the issue of Friday 19 September 2025
- ➤ 18 September, Thursday for the issue of Friday 26 September 2025
- > 26 September, Friday for the issue of Friday 03 October 2025
- > 03 October, Friday for the issue of Friday 10 October 2025
- ➤ 10 October, Friday for the issue of Friday 17 October 2025
- > 17 October, Friday for the issue of Friday 24 October 2025
- > 24 October, Friday for the issue of Friday 31 October 2025
- ➤ 31 October, Friday for the issue of Friday 07 November 2025
- ➤ 07 November, Friday for the issue of Friday 14 November 2025
- ➤ 14 November, Friday for the issue of Friday 21 November 2025
- ➤ 21 November, Friday for the issue of Friday 28 November 2025
- > 28 November, Friday for the issue of Friday 05 December 2025
- ➤ 05 December, Friday for the issue of Friday 12 December 2025
- ➤ 11 December, Thursday for the issue of Friday 19 December 2025
- ➤ 17 December, Wednesday for the issue of Wednesday 24 December 2025

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

COMMENCEMENT: 1 APRIL 2018

(LEGAL NOTICES FROM SOURCES OTHER THAN GOVERNMNENT 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 Fixed Price 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			

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

- 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.
- Please refer to the Submission Notice Deadline schedule in the table below. This schedule is also published online on the Government Printing works website <u>www.gpwonline.co.za</u>

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
Extraordinary Gazettes	As required	Any day of the week	Before 10h00 on publication date	Before 10h00 on publication date
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 after submission deadline
Eastern Cape	Weekly	Monday	One week before publication	Tuesday, 15h00 - 3 working days prior to publication
Northern Cape	Weekly	Monday	One week before publication	3 days after submission deadline
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 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 after submission deadline
Northern Cape Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 working days after submission deadline
National Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 working days after 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 <u>www.gpwonline.co.za.</u>
- 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. 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

- 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.
- 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 routet 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 organisatione.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.

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 no 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). 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.

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;
 - 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.

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 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 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:Postal Address:GPW Banking Details:Government Printing WorksPrivate Bag X85Bank: ABSA Bosman Street149 Bosman StreetPretoriaAccount No.: 405 7114 016Pretoria0001Branch Code: 632-005

For Gazette and Notice submissions: Gazette Submissions: E-mail: submit.egazette@gpw.gov.za
For queries and quotations, contact: Gazette Contact Centre: E-mail: info.egazette@gpw.gov.za

Tel: 012-748 6200

Contact person for subscribers: Mrs M. Toka: E-mail: 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

GAUTENG

Case No: 2023/055088

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

In the matter between: Firstrand Mortgage Company (RF) Proprietary Limited, Plaintiff and Goodness Ramatu Mothibi, ID: 751215 6203 08 2, 1st Defendant and Naledi Jessica Kagiso Mothibi, ID: 920429 0029 08 0, 2nd Defendant

AUCTION - NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 11:00, 139 Erich Street, Pretoria North

Sale in execution to be held at 139 Erich Street, Pretoria North on the 31st day of January 2025 @ 11h00 by the Sheriff Tshwane North.

SECTION NO 1 as shown and more fully described on Sectional Plan No. SS371/2012 in scheme known as MONTANA PARK 2293 in respect of the land and buildings situate at ERF 2293 MONTANA PARK EXTENSION 42 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which Section the floor area, according to the said Sectional Plan, is 301 square metres in extent and;

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

Held by Deed of Transfer ST13825/2020

Situate at: Unit 1, Montana Park 2293, 76 Hawk Street, Montana Park Ext 42, Pretoria, Province Gauteng

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Entrance Hall, 1 x Lounge, 1 x Dining Room, 1 x Kitchen,

 $1 \times S$ cullery, $4 \times B$ edrooms, $2 \times B$ athrooms, $1 \times S$ hower, $2 \times W/C$, $1 \times D$ ressing Room, $2 \times O$ ut Garages, $1 \times S$ ervant Room, $1 \times L$ aundry, $1 \times B$ athroom / WC, $2 \times P$ atios, $1 \times E$ ntertainment Area.

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

The Auction will be conducted by the Sheriff, and/or his/her Deputy to the highest bidder without a reserve price alternatively that a reserve price is set at R1 500 000-00.

Conditions of sale can be inspected at the Offices of the Sheriff Tshwane North, 139 Erich Street, Pretoria North, 24 hours prior to the auction.

Dated at Pretoria, 29 NOVEMBER 2024.

Attorneys for Plaintiff(s): Friedland Hart Solomon Nicolson, Monument Office Park, Block 4, 3rd Floor, 79 Steenbok Avenue, Monumentpark, Pretoria. Tel: (012) 424-0200. Fax: -. Ref: MR GROBLER/ Elizma/B3179. -.

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

Case No: 16447/2022

In the matter between: Firstrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and THABO BOIKKIE MOIMA, ID: 851029 5783 08 8, 1st Defendant and LINDIWE CHERRIES MOIMA, ID: 921229 0754 08 6, 2nd Defendant

AUCTION - NOTICE OF SALE IN EXECUTION

03 FEBRUARY 2025, 11:00, 229 BLACKWOOD STREET, HENNOPSPARK

Sale in execution to be held at 229 Blackwood Street, Hennopspark on the 3rd of February 2025 at 11h00 by the Sheriff Centurion West.

Section No. 1 as shown and more fully described on Sectional Plan No. SS86/2003 in scheme known as ROOIHUISKRAAL NOORD 1459 in respect of the land and buildings situate at ERF 1459 ROOIHUISKRAAL NOORD EXTENSION 17 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which Section the floor area, according to the said Sectional Plan, is 181 square metres in extent and;

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

Held by Deed of Transfer ST13885/2019

Situate at: Unit 1, 25A Marshall Eagle Street, Rooihuiskraal Noord, Pretoria, Province Gauteng

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 1 x Pantry, 1 x Scullery, 3 x Bedrooms, 2 x Bathrooms, 2 x showers, 2 x WC, 2 x Out Garages, $1 \times 0/5$ WC and $1 \times 0/5$ Covered Patio.

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

The Auction will be conducted by the Sheriff, and/or his/her Deputy to the highest bidder with a reserve price set at R1 000 000-00.

Conditions of sale can be inspected at the Offices of the Sheriff CenturionWest, 229 Blackwood Street, Hennopspark, 24 hours prior to the auction.

Dated at Pretoria, 02 DECEMBER 2024.

Attorneys for Plaintiff(s): Friedland Hart Solomon Nicolson, Monument Office Park, Block 4, 3rd Floor, 79 Steenbok Avenue, Monumentpark, Pretoria. Tel: (012) 424-0200. Fax: -. Ref: MR GROBLER/Elizma/B3109. -.

AUCTION

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

IN THE MATTER BETWEEN CILAOS BODY CORPORATE - Judgment Creditor and ELVIS MAZIVEYI

Case No: 2023-109167

- 1st Judgment Debtor, CITY OF EKURHULENI METROPOLITAN MUNICIPALITY- 2nd Judgment Debtor and NEDBANK LTD - 3rd Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

06 FEBRUARY 2025, 10:00, Sheriff Kemptonpark & Tembisa, located at 5 Anemoon Street, Glen Marais Ext.1

In PURSUANCE of judgment in the Kempton Park Magistrate's Court and a Writ of Attachment dated 14 TH February 2024, the property listed below will be sold with reserve of R 405 000.00 in execution by the Sheriff Kempton Park & Tembisa, on the 6 th day of February 2025 at the Sheriff's office at 5 Anemoon Street, Glen Marais Ext.1, at 10:00.

PROPERTY:

- 1. UNIT 139, in the scheme known as SS CILAOS, WITH SCHEME NUMBER 831/1996, under Title Deed ST43922/2021, which is better known as Unit 139 Cilaos, Ascolona Street, Bonaero Park, 1619 in the City of Ekurhuleni Metropolitan Municipality of which section the floor area, according to the sectional plan 72 (Seventy Two square meters) sqm. in extent; and
- 2. An undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan.
 - 3. Held by Deed of Transfer ST43922/2021

ALSO KNOWN AS: UNIT 139 CILAOS, ASCOLONA STREET, BONAERO PARK, 1619.

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

The property comprising of: 2 bedrooms, 2 bathrooms, kitchen & lounge.

THE CONDITIONS OF SALE

The refundable registration fee in the amount R50 000.00 is payable via EFT on the day of the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Sheriff Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Ext.1, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Ext.1.

Dated at Roodepoort, 24 NOVEMBER 2024.

Attorneys for Plaintiff(s): Schuler Heerschop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Tel: 011 763 3050. Fax: 011 760 4767. Ref: CIL1/0019. -.

AUCTION

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

Case No: 2023-032127

IN THE MATTER BETWEEN SPARTACUS BODY CORPORATE - Execution Creditor and MATSHEPO PENELOPE MAGANEDISA, 1st Execution Debtor, CITY OF EKURHULENI METROPOLITAN, 2nd Execution Debtor and STANDARD BANK LTD, 3rd Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 09:30, SHERIFF BOKSBURG at 182 Leeuwpoort Street, Boksburg

In PURSUANCE of judgment in the Johannesburg High Court and a Warrant of Execution dated 10 June 2024, the property listed below will be sold in execution by the Sheriff Boksburg, on the 31 st January 2025 at Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg, at 9:30am with a reserve of R 380 000.00, to the highest bidder.

PROPERTY:

- 1. Section no. 19, in the scheme known as Spartacus, with scheme number SS236/1994, under Title Deed ST39716/2011, which is better known as Unit 19 Spartacus Body Corporate, 20 Paul Smit Road, Ravenswood, Boksburg, 1459 in the City of Ekurhuleni Metropolitan Municipality of which section the floor area, according to the sectional plan 60 (Sixty square meters) sqm. in extent; and
- 2. An undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan.
 - 3. Held by Deed of Transfer ST39716/2011

ALSO KNOWN AS: Unit 19 Spartacus Body Corporate, 20 Paul Smit Road, Ravenswood, Boksburg, 1459.

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

The property comprising of: 1 Bedroom, 1 Bathroom, Covered EUA - Parking Bay, Open Plan Lounge, Dining room & Kitchen.

THE CONDITIONS OF SALE

The refundable registration fee in the amount R50 000.00 is payable in cash on the day of the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg.

Dated at Roodepoort, 13 NOVEMBER 2024.

Attorneys for Plaintiff(s): Schuler Heerschop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Tel: 011 763 3050. Fax: 011 760 4767. Ref: SPA3/0069. -.

AUCTION

Case No: 60716/2022 Docex; 31

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

In the matter between: Absa Home Loans Guarantee company (RF), First Plaintiff and Absa Bank Limited, Second Pliantiff and Negonde, PA, First Defendant and Imbayago, A Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

05 FEBRUARY 2025, 11:00, Sheriff Randburg South West 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without a reserve price as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order dated 29 September 2023 at the office of the Sheriff Randburg South West, 1 st floor, unit 7, Burnside Island office park, 410 Jan Smuts Avenue, Graighall, Randburg on 5 February 2025 at 11:00, to the highest bidder. Full conditions of sale can be inspected at the offices of the Sheriff Roodepoort South, 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: (1) Section No. 8, as shown and more fully described in Sectional Plan No: SS14/1982, in the scheme known as sun village in respect of the land and building or buildings situated at windsor township, local authority city of Johannesburg metropolitan municipality, of which section the floor area, according to the said sectional plan, is 129 (one hundred and twenty-nine) square meters 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 endorsed on the said sectional plan.

Held by deed of transfer number ST 88301/2018,

Street address: Unit 8 S Sun Village, 12 Premiers Avenue, Windsor West, Gauteng Province.

Zone: Residential Nothing guaranteed in this regard:

Improvements:

Freestanding Dwelling consisting of:, x1 Dining room, 1x Living Room, 1x Kitchen, 3x Bed rooms, 2x Bed rooms, 2x Bathroom , 1x Separate / Toilet, 1x Balcony / Patios. Take note of the following requirements for all prospective buyers: 1. As required by the sheriff, a refundable registration fee is

Dated at Pretoria, 26 NOVEMBER 2024.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Tel: 0124813551. Fax: 0866732397. Ref: ABS8/1679. -.

Case No: 2024-013709

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

In the matter between: Access Bank (South Africa) Limited, Applicant, and Simpson, Elton Floyed Respondent

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 10:00, 182 Progress Road, Lindhaven, Roodepoort

In pursuance of a judgement granted on 29 April 2024 in the above Honourable Court, and under a writ of execution issued thereafter the immovable property listed hereunder will be sold in execution on the 31 January 2025 at 10:00 at the offices of the Sheriff Roodepoort, 182 Progress Road, Lindhaven, Roodepoort, to the highest bidder:

Description: Section No. 17, as shown and more fully described on Sectional Plan No. SS38/2017, in the scheme known as LEADWOOD, in respect of the land and building or buildings situated at FLORIDA TOWNSHIP, Local Authority CITY OF IOHANNESBURG; and

an exclusive use area described as Parking P17 measuring 13 (THIRTEEN) SQUARE METRES, being as such part of the common property, comprising the land and the scheme known as LEADWOOD, in respect of the land and building or buildings situated at FLORIDA TOWNSHIP, Local Authority: CITY OF JOHANNESBURG, as shown and more fully described on Section Plan Number SS38/2017. In Extent: 75 (Seventy Five) square metres and 13 THIRTEEN square metres, Situate at: 17 LEADWOOD, 13 MADELINE STREET, FLORIDA.

Zoning: Residential.

Improvements: 2 bedrooms, 1 bathroom, lounge, kitchen and a car port. Brick fence, face brick outer wall finishing, tile roof and tile inner floor finishing. (The nature, extend, condition and existence of the improvements are not guaranteed, and are sold "voetstoots").

Held by: Deed of Transfer No. ST1034/2017 and Notarial cession of Exclusive Use Rights Number SK623/2017.

The full conditions may be inspected at the offices of the Sheriff Roodepoort, 182 Progress Road, Lindhaven, Roodepoort.

Dated at BRYANSTON, 11 DECEMBER 2024.

Attorneys for Plaintiff(s): KG Tserkezis Incorporated, Unit 26, Block E, Coachman's Crossing Office Park, 4 Brian Street, Bryanston. Tel: (011) 886-0000. Fax: -. Ref: D Tserkezis/sr/SIMPSON. -.

AUCTION

Case No: 2022-025056

110 Pretoria

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

In the matter between: NEDBANK LIMITED (Execution Creditor) and DIKGANG KATLEGO MAKETE (Execution Debtor) (Identity number: 841021 5540 08 2)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

06 FEBRUARY 2025, 10:00, Offices of Acting Sheriff Pretoria South-East, Azania Building, cnr of Iscor Avenue and Iron Terrace Road, West Park, Pretoria

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

- (a) Section No. 35, as shown and more fully described on Sectional Plan No. SS144/2004 ("the sectional plan") in the scheme known as LEOPARD CREEK, in respect of the land and building or buildings situate at ERF 3, MOOIKLOOF RIDGE TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 83 square metres in extent ("the mortgaged section"); and
- (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan ("the common property"); HELD BY DEED OF TRANSFER ST89348/2018.

PHYSICAL ADDRESS: UNIT 35 LEOPARD CREEK, 9 AUGRABIES STREET, MOOIKLOOF RIDGE, PRETORIA, MOTHER'S ADDRESS: 545 ALANDALE STREET, ELARDUSPARK, PRETORIA EAST. E-MAIL: Katlego.mak@outlook.com / dikgangkmakete@gmail.com.

SUBSTITUTED SERVICE VIA SMS: 081 341 5956 / 065 335 7366.

BONDHOLDER: NEDBANK LTD, P.O. BOX 1114, JOHANNESBURG, 2000. E-MAIL: MpuleMk@Nedbank.co.za.

ZONING - RESIDENTIAL.

IMPROVEMENTS: TWO BEDROOMS, LOUNGE, KITCHEN, BATHROOM.

TERMS: Cash, immediate internet bank transfer into the Sheriff's trust account or a bank guaranteed cheque immediately on the property being knocked down to the purchaser, of 10% of the purchase price, the balance and interest of the full purchase price at current bond rates payable against registration of transfer, to be secured by a bank, building society or other acceptable guarantee to be furnished within 21 days from the date of sale Auctioneer's charges are payable and calculated at 6% on the proceeds of the sale up to the first R100,000.00, 3,5 percent on R100,001.00 to R400,000.00 and 1,5 percent on the balance of the proceeds subject to a maximum commission of R40,000.00 and minimum of R3,000.00.

Dated at PRETORIA, 15 OCTOBER 2024.

Attorneys for Plaintiff(s): VDT ATTORNEYS INC., Castle Gate Offices, 478 Koedoesnek Avenue, Waterkloof Ridge, Pretoria. Tel: 012-4521300. Fax: -. Ref: Petrus van der Walt / MAT88985. -.

AUCTION

Case No: 059286/2022

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

In the matter between: GREENHOUSE FUNDING 4 (RF) LIMITED, PLAINTIFF, Registration Number: 2014/120089/06, and CONSTANCE TSAKANE NDLOVU, Identity Number: 811203 0536 08 5, DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

06 FEBRUARY 2025, 10h00, 5 ANEMOON STREET, GLEN MARAIS EXT. 1, KEMPTON PARK

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 6TH of FEBRUARY 2025 AT 10H00 AT 5 ANEMOON STREET, GLEN MARAIS EXT. 1, KEMPTON PARK, to the highest bidder subject to a reserve price of R606,000.00: ERF 3522 CLAYVILLE EXTENSION 27 TOWNSHIP, REGISTRATION DIVISION J.R, PROVINCE OF GAUTENG, MEASURING 344 (THREE HUNDRED AND FORTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T68646/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, PHYSICAL ADDRESS: 3522 TORIUM, CLAYVILLE EXT 27, OLIFANTSFONTEIN ZONING: RESIDENTIAL (NOTHING GUARANTEED)IMPROVEMENTS: The following information is furnished but not guaranteed:3X BEDROOMS, 1X BATHROOM, LIVING ROOM, KITCHEN, 3X OUTSIDE ROOMS(The nature, extent, condition and existence of the improvements are not quaranteed, 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 via EFT on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24hours before the auction at the office of the SHERIFF KEMPTON PARK, 5 ANEMOON STREET, GLEN MARAIS EXT. 1, KEMPTON PARK. The office of the Sheriff for Kempton Park 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 to provide an original RSA IDENTITY DOCUMENT AND PROOF OF RESIDENCE (municipal account or bank statement not older than 3 months)
 - C) Payment of a Registration Fee of R10 000.00 in cash or by EFT

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Kempton Park, 5 ANEMOON STREET, GLEN MARAIS EXT. 1, KEMPTON PARK5 ANEMOON STREET, GLEN MARAIS EXT. 1, KEMPTON PARK

Dated at UMHLANGA, 19 DECEMBER 2024.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Tel: 0315705603. Fax: 0866681028. Ref: GRE463/0223. Thobani Mthembu.

Case No: 2023-058047 DX31 SANDTON SQUARE

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

In the matter between Nedbank Limited, Execution Creditor, and MADALANE (formerly MAITSE): TEBOHO KATE, Execution Debtor

NOTICE OF SALE IN EXECUTION

30 JANUARY 2025, 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 27 MARCH 2024 in terms of which the below property will be sold in execution by the Sheriff SOWETO WESTon 30 JANUARY 2025 at 10:00at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH to the highest bidder with a reserve of R400 000.00. PORTION 141 OF ERF 8996 PROTEA GLEN EXTENSION 11 TOWNSHIP. REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG. MEASURING 160 (ONE HUNDRED AND SIXTY) SQUARE METRES. HELD BY DEED OF TRANSFER T37430/2021. SUBJECT TO THE CONDITIONS THEREIN CONTAINED.And consists of - Main Building: A freestanding single-story building comprising of Brick wall, Tile Roof, 1 Lounge, 1 Bathroom, 2 Bedrooms, 1 Kitchen, Single Garage, - WHICH CANNOT BE GUARANTEED. The property is situated at: STAND 8996/141, PROTEA GLEN EXTENSION 11in 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 WESTat 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/DownloandFileAction?id=99961) 2.FICA - legislation i.r.o. proof of identity and address particulars. 3.Payment of Registration as required by the Sheriff 4.Registration conditions: no person will be allowed on the premises if they are no registered for FICA and CPA. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff SOWETO WESTat 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH during normal office hours from Monday to Friday.

Dated at Johannesburg, 29 NOVEMBER 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Tel: (011) 292-5777. Fax: (011) 292-5775. Ref: N GAMBUSHE/zm/MAT32553. Citizen.

AUCTION

Case No: 2024-045824

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

IN THE MATTER BETWEEN STONEMILL HILLSIDE VILLAS BODY CORPORATE - Execution Creditor, and THULISILE FORTUNATE ZONDO, 1st Execution Debtor; SIYABULELA NOKWAZI ZONDO, 2nd Execution Debtor; THE CITY OF JOHANNESBURG, 3rd Execution Debtor; and NEDBANK LIMITED 4th Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10:00, Sheriff Roodepoort at 182 Progress Road, Lindhaven, Roodepoort

In PURSUANCE of judgment in the Johannesburg High Court and a Writ of Execution dated 23 July 2024, the property listed below will be sold in execution by the Sheriff Roodepoort, on the 31 stof January 2025 at Sheriff Roodepoort at 182 Progress Road, Lindhaven, Roodepoort at 10:00am without reserve to the highest bidder.

PROPERTY:

- 1. Section no. 77 in the scheme known as STONEMILL HILLSIDE VILLAS, with scheme number SS39/2019, under Title Deed ST11919/2019, which is better known as Unit 77 Stonemill Hillside Villas Body Corporate, 60 Totius Road, Amarosa, Roodepoort in the City of Johannesburg Municipality of which section the floor area, according to the sectional plan 240.00 (Two Hundred and Forty square meters) sqm. in extent; and
- 2. An undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan
 - Held by Deed of Transfer ST11919/2019
- ALSO KNOWN AS: Unit 77 Stonemill Hillside Villas Body Corporate, 60 Totius Road, Amarosa, Roodepoort.

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

The property comprising of:

4 Bedrooms, 1 TV Living Room, 1 Lounge, 3 and a Half Bathrooms, 1 Dinningroom, 1 Study, 1 Carport, 1 Garage & 1 Kitchen.

THE CONDITIONS OF SALE

The refundable registration fee in the amount R50 000.00 is payable in cash on the day of the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to

be furnished to the sheriff of the court, Sheriff Roodepoort at 182 Progress Road, Lindhaven, Roodepoort, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Roodepoort at 182 Progress Road, Lindhaven, Roodepoort.

Dated at Roodepoort, 14 AUGUST 2024.

Attorneys for Plaintiff(s): Schuler Heerschop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Tel: 011 763 3050. Fax: 011 760 4767. Ref: STO15/0002. -.

AUCTION

Case No: 2023-111177

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

In the matter between: ROOSEVELDT PARK BODY CORPORATE (SS 130/2013), Plaintiff and PHIRI REABETSWE GIVEN & THREE OTHERS, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10h00, Sheriff Roodepoort North - 182 Progress Road, Lindhaven, Roodepoort

AUCTION NOTICE
IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION) JOHANNESBURG
CASE NO: 2023-111177

In the matter between: ROOSEVELDT PARK BODY CORPORATE (PLAINTIFF) PHIRI REABETSWE GIVEN (Identity Number: 870324 5295 085) (FIRST DEFENDANT) CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (SECOND DEFENDANT) ABSA BANK LIMITED (THIRD DEFENDANT) SHERIFF ROODEPOORT NORTH (FOURTH DEFENDANT)

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

31st day of January 2025, the Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort. In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held with/without reserve at the office of the Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort on 31st day of January 2025, at 10h00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort 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 40 in the scheme known as Rooseveldt Park with Scheme Number SS130/2013, held under Title Deed ST29679/2013 with exclusive use area registered under SK2686/2011S, situated Unit 40, Rooseveldt Park Body Corporate, 301 Reitz Street, Groblerpark, Roodepoort, Johannesburg, measuring 76.000 sqm (SEVENTY-SIX SQUARE METRES).

Held by Deed of Transfer Number ST29679/2013 with exclusive use area registered under notarial bond SK2686/2011S. 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 40, Rooseveldt Park Body Corporate, 301 Reitz Street, Groblerpark, Roodepoort, Johannesburg, measuring 76.000 sqm (SEVENTY-SIX SQUARE METRES).

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

- 1. The purchaser will pay auctioneer's commission subject to 6% on the first R100 000.00 of the proceeds of the sale, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance subject to a maximum commission of R40 000.00 plus vat if applicable and a minimum of R3 000.00 plus vat.
- 2. A deposit of 10% of the purchase price immediately on demand by the sheriff. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorneys, which shall be furnished to the sheriff within 21 days after the date of sale.
- 3. The rules of auction are available 24 hours prior to auction at the offices of the Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort. The Sheriff Roodepoort North 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) (b) Fica Legislation - proof of identity and address particulars (c) Payment of a registration fee (R 100 000.00) - EFT must reflect in the Sheriff's account prior to the sale (d) Registration conditions (e) Advertising costs at current publication rates (f) In terms of Rule 46(5)(a) of the Uniform Rules of Court provide the Sheriff Roodepoort North at abovementioned address with your reserve price, if any, in pursuance to this sale in execution.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 001 2628 Ref: SF10000631/ROOS40/NE.

Dated at Johannesburg, 08 JANUARY 2025.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview. Tel: 010 001 2628. Fax: -, Ref: SF10000631/ROOS40/NE. -.

AUCTION

Case No: 17867/2016

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

In the matter between: NEDBANK LIMITED, Plaintiff and MBONE PHINEAS MAGABE (IDENTITY NO: 480407 5210 089); JOSEPHINE MAGABE (IDENTITY NO: 4407110434 084); and SAGE WISE 1068 CC (CK NO: 2004/018108/23), Defendants

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 JANUARY 2025, 10:00, 91B GENERAL HERTZOG ROAD, THREE RIVERS

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG LOCAL DIVISION, JOHANNESBURG)

CASE NO: 17867/2016 In the case between:

NEDBANK LIMITED, PLAINTIFF

and

MBONE PHINEAS MAGABE, FIRST RESPONDENT

(Identity No. 480407 5210 089)

JOSEPHINE MAGABE, SECOND RESPONDENT

(Identity No. 440711 0434 084)

SAGE WISE 1068 CC, THIRD RESPONDENT

(CK No. 2004/018108/23)

NOTICE OF SALE IN EXECUTION - IMMOVABLE PROPERTY

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE:

The immovable property will be sold at the office of THE SHERIFF FOR VEREENIGING, 91B GENERAL HERTZOG ROAD, THREE RIVERS ,by public auction on 30 JANUARY 2025at 10h00, wherein the Conditions of Sale will also be available for inspection at the office of THE SHERIFF FOR VEREENIGING, 91B GENERAL HERTZOG ROAD, THREE RIVERS.

Property Description:

ERF 358 THREE RIVERS TOWNSHIP

REGISTRATION DIVISION I.Q.

PROVINCE OF GAUTENG

MEASURING: 4015 (FOUR THOUSAND AND FIFTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER T104725/1995

WHICH BEARS THE PHYSICAL ADDRESS:

55 SUGARBUSH DRIVE

THREE RIVERS

VEREENIGING

Dated at ROODEPOORT, 17 DECEMBER 2024.

Attorneys for Plaintiff(s): VICTOR AND PARTNERS INCORPORATED, UNIT 10, 2ND FLOOR, HIGHCLIFF OFFICE PARK CNR WILHELMINA AVENUE & CHRISTIAAN DE WET ROAD, CONSTANTIA KLOOF, ROODEPOORT. Tel: 0118310000. Fax: -. Ref: M LEE. -.

AUCTION

Case No: 2021/25647

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

In the matter between: Nedbank Limited, Execution Creditor, and Ngwenya, Vusani (Id No. 7405057514188), 1st Judgment Debtor, and Ngwenya, Thobekile (Passport Number BN796775), 2nd Judgment Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 10:00, Acting Sheriff Westonaria, 50 Edwards Avenue, Westonaria

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 R300000.00 will be held by the Acting Sheriff Westonaria at 50 Edwards Avenue, Westonaria on the 31st day of January 2025 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 Acting Sheriff Westonaria, 50 Edwards Avenue, Westonaria (short description of the property, situation and street number). Certain: Erf 8407 Lenasia South Extension 24 Township, Registration Division I.Q., The Province of Gauteng and also known as 8407 Lenasia South Extension 24 (Roller Street) (Held by Deed of Transfer No. T29065/2016). Measuring: 384 (Three Hundred and Eighty Four) square metres. Improvements: (none of which are quaranteed) consisting of the following: Main building: Lounge, Kitchen, 3 Bedrooms, 1 Bathroom, W/C and Shower. Outbuildings: None. Constructed: Brick under tiles. 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 if applicable and and a minimum of R3000.00, plus VAT if applicable. TAKE NOTICE FURTHER THAT - 1) The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuance of an order granted against the Judgment Debtors for money owing to the Execution Creditor. 2) The rules of this auction and conditions of sale may be inspected at the office of the Acting Sheriff Westonaria, 50 Edwards Avenue, Westonaria, 24 hours prior to the auction, 3) Registration as a buyer is a prerequisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloadFileAction?id=99961). B) FICA - legislation i.r.o. proof of identity and address particulars. All bidders are required to present their Identity Document with proof of residence for FICA compliance. C) All bidders are required to pay R50000.00 cash (refundable) registration fee via EFT. D) The Purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or bank guaranteed cheque on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. E) The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon balance of the purchase price being secured in terms of condition 7.1 of the conditions of sale. F) Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of possession of the property to date of registration. The auction will be conducted by the Acting Sheriff, Mr Rudi Vermeulen or his deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Johannesburg, 14 NOVEMBER 2024.

Attorneys for Plaintiff(s): Rossouws Lesie Inc., 8 Sherborne Road, Parktown, Johannesburg. Tel: (011)7269000. Fax: (011)7263855. Ref: M0025289/N Roets/R Beetge. -.

AUCTION

Case No: 2023/098917

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

In the matter between: Nedbank Limited, Execution Creditor, and Mdluli, Lungelo (Id No. 9110086036082), Judgment Debtor

NOTICE OF SALE IN EXECUTION

28 JANUARY 2025, 11:00, Sheriff Halfway House - Alexandra, 614 James Crescent, Halfway House

In execution of a judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg in the abovementioned suit, a sale with a reserve price of R486000.00 will be held by the Sheriff Halfway House - Alexandra, 614 James Crescent, Halfway House on the 28th day of January 2025 at 11h00 of the undermentioned property of the Judgment Debtor 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 Halfway House - Alexandra, 614 James Crescent, Halfway House (short description of the property, situation and street number). Certain: A unit consisting of - Section No. 72 as shown and more fully described on Sectional Plan No. SS969/2004 in the scheme known as Country Lodge in respect of the land and building or buildings situate at Buccleuch Township: Local Authority: City of Johannesburg Metropolitan Municipality of which section the floor area, according to the said sectional plan, is 82 (eighty 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 guota as endorsed on the said sectional plan, Held by Deed of Transfer No. ST32129/2021. Situated at: No. 72 Country Lodge, 18 Gibson Drive West, Buccleuch. Improvements: (none of which are guarantee) consisting of the following: Main building: Lounge, Kitchen, 2 Bathrooms, 2 Bedrooms. Outbuildings: None. Constructed: Brick under tiles. 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 if applicable and and a minimum of R3000.00, plus VAT if applicable. TAKE NOTICE FURTHER THAT - 1) The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuance of an order granted against the Judgment Debtor for money owing to the Execution Creditor. 2) The rules of this auction and conditions of sale may be inspected at the Sheriff's office, Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House during office hours. 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. All bidders are required to present their Identity Document with proof of residence for FICA compliance. C) All bidders are required to pay R50000.00 (refundable) registration fee one (1) day prior to the date of sale, EFT or bank guaranteed cheque, NO CASH ACCEPTED, in order to obtain a buyers card. D) The Purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or bank guaranteed cheque on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. E) The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon balance of the purchase price being secured in terms of condition 7.1 of the conditions of sale. F) Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of possession of the property to date of registration. The auction will be conducted by the Sheriff or his/her deputy. The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Johannesburg, 04 DECEMBER 2024.

Attorneys for Plaintiff(s): Rossouws Lesie Inc., 8 Sherborne Road, Parktown, Johannesburg. Tel: (011)7269000. Fax: -. Ref: M0030031/N Roets/R Beetge. -.

AUCTION

Case No: 2022/007412

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

In the matter between: Nedbank Limited, Execution Creditor, and Mabitsela, Rantshabela Botho (Id No. 8609235970084), Judgment Debtor

NOTICE OF SALE IN EXECUTION

27 JANUARY 2025, 10:00, Sheriff Johannesburg Central, 21 Hubert Street, Westgate, 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 R137000.00, will be held by the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg on the 27th day of January 2025 at 10h00 of the undermentioned property of the Judgment Debtor 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 Central, 21 Hubert Street, Westgate, Johannesburg (short description of property, situation and street number). Certain: A unit consisting of - Section No. 412 as shown and more fully described on Sectional Plan No. SS11/2011 in the scheme known as Main Street Life in respect of the land and building or buildings situate at City and Suburban Township, City of Johannesburg Metropolitan Municipality of which section the floor area, according to the said sectional plan is 25 (twenty five) square metres in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation guota as endorsed on the said sectional plan, Held by Deed of Transfer No. ST17557/2014, subject to the conditions therein contained. Situated at: Door No. 412 Main Street Life, 12 Fox Street, City and Suburban, Johannesburg. Improvements (none of which are guaranteed) consisting of the following: Main building: Lounge, Kitchen, Bedroom, Bathroom. Outbuildings: None. Constructed: Brick under concrete. 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, plus VAT if applicable and a minimum of R3000.00, plus VAT if applicable. TAKE FURTHER NOTICE THAT - 1) The sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuance of an order granted against the Judgment Debtor for money owing to the Execution Creditor. 2) The rules of this auction and conditions of sale may be inspected at the Sheriff's office, 21 Hubert Street, Westgate, Johannesburg, 24 hours prior to the auction. 3) Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloadFileAction?id=99961). B) FICA legislation i.r.o. proof of identity and address particulars. All bidders are required to present their identity document together with their proof of residence for FICA compliance. C) All bidders are required to pay R20000.00 (refundable) registration fee via EFT - NO CASH ACCEPTED prior to the date of sale, in order to obtain a buyers card. D) The Purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the Sheriff within twenty one (21) days after the sale. E) The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon balance of the purchase price being secured in terms of condition 7.1 of the conditions of sale. F) Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of possession of the property to date of registration. The auction will be conducted by the Sheriff or his Deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Johannesburg, 05 NOVEMBER 2024.

Attorneys for Plaintiff(s): Rossouws Lesie Inc., 8 Sherborne Road, Parktown, Johannesburg. Tel: (011)7269000. Fax: (011)7263855. Ref: M0027628/N Roets/R Beetge. -.

AUCTION

Case No: 2023/098863

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

In the matter between: Nedbank Limited, Execution Creditor, and Sbongiseni Nokulunga Dhladhla (Id No. 9404071287085), Judgment Debtor

NOTICE OF SALE IN EXECUTION

04 FEBRUARY 2025, 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 R395000.00 will be held by the Sheriff Johannesburg South at Shop No. 2 Vista Centre, 22 Hillary Road, cnr. Trevor Street, Gillview on the 4th day of February 2025 at 10h00 of the undermentioned property of the Judgment Debtor 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 No. 2 Vista Centre, 22 Hillary Road, cnr. Trevor Street, Gillview (short description of the property, situation and street number). Certain: A unit consisting of - Section No. 76 as shown and more fully described on Sectional Plan No. SS90/2021 in the scheme known as SS Route 82 Security Estate Village 2 in respect of the land and building or buildings situate at Alveda Extension 8 Township: Local Authority: City of Johannesburg Metropolitan Municipality of which section the floor area, according to the said sectional plan, is 48 (forty eight) square metres in extent; and An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, Held by Deed of Transfer No. ST36652/2021 and subject to such conditions as set out in the aforesaid Deed and more especially subject to the restrictive conditions imposed in favour of the Local Authority and the conditions imposed in favour of Route 82 Services NPC Homeowners Association Registration Number 2020/469604/08. Situate at:Unit 76 Route 82 Security Estate Village 2, Tambotie Street, Alveda Ext. 8, Johannesburg. Improvements: (none of which are guarantee) consisting of the following: Main building: Lounge, 2 Bedrooms, Kitchen, Bathroom, Toilet. Outbuildings: Carport. Constructed: Brick under slate. 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 if applicable and and a minimum of R3000.00, plus VAT if applicable. 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 No. 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 or 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, 04 DECEMBER 2024.

Attorneys for Plaintiff(s): Rossouws Lesie Inc., 8 Sherborne Road, Parktown, Johannesburg. Tel: (011)7269000. Fax: -. Ref: M0029598/N Roets/R Beetge. -.

AUCTION

Case No: 28790/2022

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

In the matter between: SAWINDU 08 (RF) (PTY) LTD, Plaintiff and SIPHO EPHRAIM MTSHWENI, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 11:00, ACTING SHERIFF OF THE HIGH COURT, TSHWANE NORTH, 139 ERICH MAYER STREET, PRETORIA NORTH

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 28790/2022 dated the 13 th of November 2023 and Writ of Attachment issued thereafter, the immovable property listed

hereunder will be sold to the highest bidder, with a reserve price being R511 000.00, at the OFFICES OF THE ACTING SHERIFF OF THE HIGH COURT, TSHWANE NORTH, 139 ERICH MAYER STREET, PRETORIA NORTH on31 JANUARY 2025 at 11H00.

Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, TSHWANE NORTHat 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: ERF 2522 ROSSLYN EXTENSION 45 TOWNSHIP

REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING 233 (TWO HUNDRED AND THIRTY-THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T3222/2015

ALSO KNOWN AS: 6434 AMALTHEA STREET, ROSSLYN EXTENSION 45

IMPROVEMENTS: 1 LOUNGE, 1 DINING ROOM, 3 BEDROOMS, 1 BATHROOM, 1 KITCHEN, 1 CARPORT (Not Guaranteed)

THE PROPERTY IS ZONED Residential (the accuracy hereof not guaranteed)

1. The rules of this auction are available 24 hours before the auction at the OFFICES OF THE ACTING SHERIFF OF THE HIGH COURT, TSHWANE NORTH during office hours.

Advertising cost at current publication rates and sale costs according to Court Rules apply

Registration of 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/Download Files Action?id=99961)

- (b) Fica-legislation: Requirement proof of ID and residential address
- (c) Payment of a Registration fee of R20 000,00 (refundable) one (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 condition
 - (e) The Sheriff or his deputy will conduct the auction
- (f) The Purchaser shall pay to the sheriff 10% (ten percent) of the purchase price in cash or bank guarantee 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 creditor or 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 the sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale (paragraph 9). Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the Purchase Price, per month from the date of possession of the property to date of registration.

HARRINGTON JOHNSON WANDS ATTORNEYS

Attorneys for Plaintiff Building 1, 2 nd Floor Design Quarter Fourways, Sandton 010 448 0609

REF: M01688

Dated at JOHANNESBURG, 28 NOVEMBER 2024.

Attorneys for Plaintiff(s): HARRINGTON JOHNSON WANDS ATTORNEYS, DESIGN QUARTER, BUILDING 1, 2ND FLOOR, CNR WILLIAM NICOL & LESLIE AVENUE, FOURWAYS. Tel: 010 448 0609. Fax: -. Ref: M01688. -.

AUCTION

Case No: 50052/2023

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, Plaintiff and VANISHEE ABBY (FORMERLY SOOBRAMONEY) (IDENTITY NUMBER: 790327 0221 086), FIRST DEFENDANT & NOELAN SOOBRAMONEY (IDENTITY NUMBER: 740607 5237 083), SECOND DEFENDANT

NOTICE OF SALE IN EXECUTION

05 FEBRUARY 2025, 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 a Court reserve price of R696 544.98, will be held by the SHERIFF OF THE HIGH COURT LENASIA at NO 5 2ND AVENUE (cnr STATION ROAD), ARMADALE (KNOWN AS VIKING) on WEDNESDAY, the 5TH day of FEBRUARY 2025 at 08:00, of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF LENASIA during office hours.

CERTAIN: ERF 1529 LENASIA SOUTH TOWNSHIP, DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 600 (SIX HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NO 3123/2004, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, ALSO KNOWN AS: 22 PARROT CRESCENT, LENASIA SOUTH.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: LOUNGE, DINING ROOM, KITCHEN, 4 BEDROOMS, 2 BATHROOMS, 1 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 way of an electronic funds transfer or 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 LENASIA, NO 5 2 ND STREET (cnr STATION ROAD), ARMADALE (KNOWN AS VIKING), 24 (twenty four) hours prior to the auction .

Take further notice that:

- 1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
- 2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF LENASIA.
 - 3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
- (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/view/DownloadFileAction?id=99961);
 - (b) FICA-legislation in respect of proof of identity and address particulars;
 - (c) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand) (refundable) in cash;
 - (d) Registration conditions.

Dated at PRETORIA, 18 NOVEMBER 2024.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361-5640. Fax: 0862396955. Ref: N CROUS/BV/MAT78898. -.

AUCTION

Case No: 2021/055406

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

IN THE MATTER BETWEEN LIEBERSTEIN BODY CORPORATE - Judgment Creditor and DELMONICO ANTONIO FRAY - 1st Judgment Debtor; DENISE FRAY - 2nd Judgment Debtor; NEDBANK LIMITED - 3rd Judgment Debtor; CITY OF EKURHULENI METROPOLITAN MUNICIPALITY - 4th Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

06 FEBRUARY 2025, 10:00, Sheriff Kemptonpark & Tembisa, located at 5 Anemoon Street, Glen Marais Ext.1

In PURSUANCE of judgment in the Kempton Park Magistrate's Court and a Writ of Attachment dated 25th November 2022, the property listed below will be sold without reserve in execution by the Sheriff Kempton Park & Tembisa, on the 6th day of February 2025 at the Sheriff's office at 5 Anemoon Street, Glen Marais Ext.1 at 10:00.

PROPERTY:

1. UNIT 24, in the scheme known as SS LIEBERSTEIN, WITH SCHEME NUMBER 72/1986, under Title Deed ST 40089/2013, which is better known as UNIT 24, LIEBERSTEIN, CNR FORTRESS & MOSQUITO RD, RHODESFIELD, KEMPTON PARK, 1619, in the City of Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the sectional plan 109 (One Hundred and Nine square meters) sqm. in extent; and

- 2. an undivided share in the common property in the scheme appointed to the said section accordance with the participation guota as enclosed on the said sectional plan.
- 3. Held by Deed of Transfer ST 40089/2013, ALSO KNOWN AS: UNIT 24, LIEBERSTEIN, CNR FORTRESS & MOSQUITO RD, RHODESFIELD, KEMPTON PARK, 1619.

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: The property comprising of: 2 bedrooms, bathroom, TV/Living room, kitchen, dining room & lounge.

THE CONDITIONS OF SALE:

The refundable registration fee in the amount R50 000.00 is payable via EFT on the day of the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Sheriff Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Ext.1, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Ext.1.

Dated at Roodepoort, 13 NOVEMBER 2024.

Attorneys for Plaintiff(s): Schuler Heerschop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Tel: 011 763-3050. Fax: 011 760-4767. Ref: LIE5/0001. -.

AUCTION

Case No: 89098/2019

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) PLAINTIFF and SINLE BEAUTY KHUMALO (IDENTITY NUMBER: 660811 0739 087), FIRST DEFENDANT & KULEKANI KHUMALO (IDENTITY NUMBER: 610605 5923 089), SECOND DEFENDANT & NTANDO HORACIA KHUMALO (IDENTITY NUMBER: 850224 0424 082), THIRD DEFENDANT

NOTICE OF SALE IN EXECUTION

05 FEBRUARY 2025, 14:00, 61 VAN RIEBEECK AVENUE, ALBERTON

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, above-mentioned suit, a sale with a Court reserve price of R536 500.00, will be held by the SHERIFF OF THE HIGH COURT JOHANNESBURG EAST at 61 VAN RIEBEECK AVENUE, ALBERTON on WEDNESDAY, the 5TH day of FEBRUARY 2025 at 14:00, of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF JOHANNESBURG EAST, 61 VAN RIEBEECK AVENUE, ALBERTON, during office hours.

CERTAIN: ERF 784 BEZUIDENHOUT VALLEY TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO T41396/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, ALSO KNOWN AS: 118 8TH AVENUE, BEZUIDENHOUT VALLEY, JOHANNESBURG.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: SINGLE STOREY, FREESTANDING, BRICK WALLS, CORRUGATED IRON ROOF, WOODEN FLOORS, DINING ROOM, LOUNGE, 3 BEDROOMS, KITCHEN, 2 BATHROOMS, 2 TOILETS. OUTBUILDING: SINGLE STOREY, FREESTANDING, BRICK WALLS, CORRUGATED IRON ROOF, CEMENT FLOORS, FENCED BOUNDARY: BRICK.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by way of an electronic funds transfer or 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 EAST, 61 VAN RIEBEECK AVENUE, ALBERTON, 24 (twenty four) hours prior to the auction.

Take further notice that:

- 1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
- 2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF JOHANNESBURG EAST.

- 3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
- (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/view/DownloadFileAction?id=99961);
 - (b) FICA-legislation in respect of proof of identity and address particulars;
- (c) Payment of a registration fee of R50 000.00 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;
 - (e) Advertising costs at current publication rates and sale costs according to Court rules, apply;
- (f) The office of the Sheriff for JOHANNESBURG EAST will conduct the sale with auctioneers JA THOMAS and/or P ORA and/or A JEGELS.

Dated at PRETORIA, 18 NOVEMBER 2024.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361-5640. Fax: 0865603329. Ref: N CROUS/LJ/MAT61096. -.

AUCTION

Case No: 75363/2023

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 NOLUBABALO ASANDA MADIKANE (IDENTITY NUMBER: 770607 0400 085), DEFENDANT

NOTICE OF SALE IN EXECUTION

05 FEBRUARY 2025, 11:00, FIRST 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, Pretoria, above-mentioned suit, a sale with a Court reserve price of R1 300 000.00, will be held by the SHERIFF OF THE HIGH COURT RANDBURG SOUTH WEST at FIRST FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG on WEDNESDAY, the 5TH day of FEBRUARY 2025 at 11:00, of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF RANDBURG SOUTH WEST, during office hours.

CERTAIN: ERF 391, SUNDOWNER EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG, MEASURING 1438 (ONE THOUSAND FOUR HUNDRED AND THIRTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NO T054097/08, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, ALSO KNOWN AS: 27 ARIES AVENUE, SUNDOWNER EXTENSION 4.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOM, 2 GARAGES.

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 RANDBURG SOUTH WEST, FIRST FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG, 24 (twenty four) hours prior to the auction .

Take further notice that:

- 1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
- 2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF RANDBURG SOUTH WEST.
 - 3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
- (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/view/DownloadFileAction?id=99961);
 - (b) FICA-legislation in respect of proof of identity and address particulars;
- (c) 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) Advertising costs at current publication rates and sale costs according to Court rules, apply;

(f) Registration conditions.

Dated at PRETORIA, 15 NOVEMBER 2024.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361-5640. Fax: 0865603329. Ref: N CROUS/MDP/MAT58659. -.

AUCTION

Case No: 114938/2023

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 TEBOHO MOTLOUNG (IDENTITY NUMBER: 820131 5397 089), DEFENDANT

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 14:00, 10 PIERNEEF BOULEVARD, MEYERTON

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit with a Court reserve price of R165 000.00 will be held at the office of the SHERIFF MEYERTON, 10 PIERNEEF BOULEVARD, MEYERTON on 6 FEBRUARY 2025 at 14:00, of the under mentioned property of the Defendant on the Conditions which will lie for inspection prior to the sale at the offices of SHERIFF MEYERTON at 10 PIERNEEF BOULEVARD, MEYERTON .

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

(Improvements / Inventory - Not Guaranteed)

CERTAIN: SITUATED AT: HOLDING 165 OPHIR EXTENSION 1 AGRICULTURAL HOLDINGS, MEASURING: 2,0236 (TWO COMMA ZERO TWO THREE SIX) HECTARES, REGISTRATION DIVISION: REGISTRATION DIVISION I.R., THE PROVINCE OF: THE PROVINCE OF GAUTENG, HELD BY: DEED OF TRANSFER NO T82467/2007.

Terms: 10% (ten per centum) of the purchase price in cash or EFT on the day of the sale; the balance payable against registration of transfer; a guarantee to be furnished within 21 (twenty one) days from the date of sale. No third-party guarantees will be accepted.

AUCTIONEER'S CHARGES, payable on the day of the sale, to be calculated as follows: 6% (six per centum) on the first R100 000.00; 3.5% (three point five per centum) on R100 001.00 - R400 000.00 plus VAT and 1.5% (one point five per centum) on the balance of the proceeds of the sale subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00 plus VAT (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser.

- 1. The sale is for cash or EFT only. No cheques will be accepted and VAT at 15% will be payable.
- 2. The sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court.
- 3. The rules of the auction are available 24 hours prior to the auction at the office of the SHERIFF MEYERTON, 10 PIERNEEF BOULEVARD, MEYERTON.
 - 4. Registration as a buyer is a pre-requisite subject to a specific condition, inter alia:
- 4.1 Directive of the Consumer Protection Act 68 of 2008; (Url http://www.info.gov.za/view/downloadfileaction?id-99961).
 - 4.2 FICA registration in respect of proof of identity and address particulars.
 - 4.3 Payment of registration deposit of R50 000.00 in cash or EFT.
 - 5. All goods will be sold "voetstoots".
- 6. The Plaintiff has to attend the Auction to protect his interest or get interested buyers to purchase at the sale to avoid items sold below value.
 - 7. Online auction: onlineauctions.africa.
 - 8. The auctioneer will be Mr MK Naidoo/ Mrs T van Biljon.

Dated at PRETORIA. 19 NOVEMBER 2024.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361-5640. Fax: 0862396955. Ref: N CROUS/MDP/MAT82556. -.

AUCTION

Case No: 119127/2023

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, Plaintiff and MOREMI PHILLIP HUMA (IDENTITY NUMBER: 670125 5624 089) DEFENDANT, Defendant

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 10:00, AZANIA BUILDING, cnr ISCOR AVENUE AND IRON TERRACE, WEST PARK

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the above-mentioned suit, a sale with a Court reserve price of R300 000.00, will be held by the SHERIFF OF THE HIGH COURT, PRETORIA SOUTH EAST at AZANIA BUILDING, ISCOR AVENUE AND IRON TERRACE, WEST PARK on THURSDAY, the 6 TH of FEBRUARY 2025 at 10:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF PRETORIA SOUTH EAST, during office hours.

CERTAIN: A UNIT, CONSISTING OF

- (A) SECTIONAL NUMBER 33, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS1/1981, IN THE SCHEME KNOWN AS BOTHA MANSIONS, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT SUNNYSIDE (PTA) TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 123 (ONE HUNDRED AND TWENTY THREE) SQUARE METRES IN EXTENT; AND
- (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 ST118435/2024, ALSO KNOWN AS: SECTION 33 BOTHA MANSIONS (DOOR 608), 145 CILLIERS STREET, SUNNYSIDE, PRETORIA.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: LIVING ROOM, KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 TOILET.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by way of an electronic funds transfer or 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 PRETORIA SOUTH EAST, AZANIA BUILDING, cnr ISCOR AVENUE AND IRON TERRACE, WEST 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 PRETORIA SOUTH EAST.
 - 3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
 - (a) Directive of the Consumer Protection Act 68 of 2008

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

- (b) FICA-legislation in respect of proof of identity and address particulars;
- (c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;
- (d) Registration conditions.

Dated at PRETORIA, 20 NOVEMBER 2024.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361-5640. Fax: 0862396955. Ref: N CROUS/LJ/MAT83116. -.

AUCTION

Case No: 30569/2022

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

In the matter between: FIRST RAND BANK LIMITED (formerly known as FIRST NATIONAL BANK OF SOUTH AFRICA LIMITED), Plaintiff and MARK EDWARD MOONSAMY (1ST DEFENDANT) AND MICHELLE MOONSAMY (2ND DEFENDANT)

NOTICE OF SALE IN EXECUTION

03 FEBRUARY 2025, 11:00, OFFICES OF THE SHERIFF OF THE HIGH COURT, CENTURION WEST, 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION

A Sale in Execution of the undermentioned property as per Court Order dated the 26TH JANUARY, 2023 and a Warrant of Execution against Immovable property is to be held subject to a reserve price of R2,147,382.63 at OFFICES OF THE SHERIFF OF THE HIGH COURT, CENTURION WEST, 229

BLACKWOOD STREET, HENNOPSPARK, CENTURION on 3 RD FEBRUARY, 2025 at 11H00.

Full Conditions of Sale can be inspected at THE OFFICES OF THE SHERIFF OF THE HIGH COURT CENTURION WEST 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 3604 ROOIHUISKRAAL NORTH EXTENSION 23 TOWNSHIP, REGISTRATION DIVISION J R PROVINCE OF GAUTENG, MEASURING: 646 (SIX HUNDRED AND FORTY SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T 21748/2012, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY AMBERFIELD MANOR HOME OWNERS ASSOCIATION (REG. NO. 2005/023596/08), KNOWN AS 7413 BELL BEAN CLOSE, AMBERFIELD MANOR, ROOIHUISKRAAL EXT. 23

IMPROVEMENTS: ENTRANCE HALL, LOUNGE, FAMILYROOM, DININGROOM, STUDY, KITCHEN, SCULLERY, 5 BEDROOMS, 2 BATHROOMS, 2 SHOWERS, 4 TOILETS, DRESSINGROOM, 2 GARAGES SERVANT'S QUARTERS, STOREROOM, BATHROOM/TOILET, COVERED PATIO, SWIMMINGPOOL

Improvements - Not Guaranteed)

The property is zoned: Residential

- 1. The rules / conditions of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, CENTURION WEST, 229 BLACKWOD STREET, HENNOPSPARK, during office hours.
- 2. All bidders are required to pay R20 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain buyers card
 - 3. Registration a buyer is a pre-requisite subject to condition, inter alia
 - (a) Directive of the Consumer Protection Act 68 of 2008
 - (URL http://www.info.gov.za/view/Download Files Action?id=99961)
- 4. Fica-legislation: All bidders are required to present their identity document together with proof of residence not less than 3 months old for FICA compliance
- 5. The full conditions of sale may be inspected at the offices of the Sheriff of the High court, Centurion West,

Dated at PRETORIA, 10 JANUARY 2025.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: 012 325 4185. Fax: 012 328 3043. Ref: DU PLOOY/LM/GP12568 - e-mail : lorraine@hsr.co.za.

AUCTION

Case No: 88052/2023

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 IVY RAMATSOBANE MALEMA (IDENTITY NUMBER: 840322 0634 081), DEFENDANT

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 11:00, MORULA SUN RESORT, MABOPANE

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, above-mentioned suit, a sale with a Court reserve price of R200 000.00, will be held by the SHERIFF OF THE HIGH COURT ODI (GARANKUWA) at MORULA SUN RESORT, MABOPANE on THURSDAY the 6TH of FEBRUARY 2025 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 ODI (GARANKUWA) during office hours.

CERTAIN: ERF 93 ODINBURG GARDENS TOWNSHIP, REGISTRATION DIVISION J.R. PROVINCE OF NORTH WEST, MEASURING 612 (SIX HUNDRED AND TWELVE) SQUARE METRES, HELD BY DEED OF

TRANSFER NUMBER T4557/2015. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ALSO KNOWN AS: 93 LENYEBI STREET, ODINBURG GARDENS.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: 2 BEDROOMS, KITCHEN, LOUNGE, 1 TOILET, PLASTER FLOOR, BLOCK WALLS.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by way of an electronic funds transfer or 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 ODI (GARANKUWA), 2956 DR MOKGOKONG STREET, MABOPANE EXTENSION 1 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 ODI (GARANKUWA).
 - 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, 19 NOVEMBER 2024.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361 5640. Fax: 0862396955. Ref: N CROUS/MDP/MAT75516.

Case No: 45266/2018

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

In the matter between: PREVANCE CAPITAL (PTY) LTD, Plaintiff and PETER LESETJA NKOANA, and MMASAPE MARGARET PHASHA, Defendants

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

29 JANUARY 2025, 10:00, SHERIFF'S OFFICE, CHRIST CHURCH, 820 PRETORIOUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA

This is a sale in execution pursuant to a court order dated 19 December 2018, granted by the above honourable court per Honourable Judge Adams, in terms of which the following property will be sold in execution on 29 January 2025 at 10H00 by the SHERIFF PRETORIA EAST at THE SHERIFF'S OFFICE, CHRIST CHURCH, 820 PRETORIOUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA to the highest bidder with no reserve price.

IN RESPECT OF THE LAND AND BUILDINGS SITUATED AT SS 1856 FAERI GLEN X 7, LOCAL AUTHORITY, CITY OF TSHWANE METROPOLITAN MUNICIPALITY, MEASURING 66 SQUARE METRES IN EXTENT AND SCHEME NUMBER 247, UNIT NUMBER 2, FAERIE GLEN EXT, 1856, GAUTENG, MEASURING 66 (SIXTY-SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER ST41033/2011, SITUATE AT:-HOUSE NR 429B, OSHOEK STREET, FAERIE GLEN, 0081

ZONING: commercial (nothing guaranteed)

No improvements have been recorded.

(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 the transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to the Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (21) days 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 are available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF PRETORIA EAST CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA. The office of the Sheriff, SHERIFF PRETORIA EAST will conduct the sale. Advertising costs at current publication rates and sales costs according to court rules, apply.

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

- a) Directive of the Consumer Protection Act 60 of 2008. (URL http://www.info.gov.za/view/DownloadFileAction?id+99961)
 - b) FICA legislation i.r.o. proof of identity and address particulars
 - c) Payment of a Registration Fee of R100 000.00 in cash.
 - 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 Seriff 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;
- 3. 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, CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA.

Dated at JOHANNESBURG, 06 JANUARY 2025.

Attorneys for Plaintiff(s): SWARTZ WEIL VAN DER MERWE GREENBERG ATTORNEYS INC, ONE-ON-NINTH, CNR GLENHOVE RD & 9TH STR, MELROSE ESTATE, JOHANNESBURG. Tel: 011 486 2850. Fax: -. Ref: MR E VAN DER MERWE/lc/hc/P25. MR J GREENBERG.

AUCTION

Case No: 4744/2024

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

In the matter between: FIRST RAND BANK LIMITED (formerly known as FIRST NATIONAL BANK OF SOUTH AFRICA LIMITED), Plaintiff and KHUMBUDZO VANILLI MUGWENA (1ST DEFENDANT) AND EMMANUEL LUFUNO LUTHINGI (2ND DEFENDANT)

NOTICE OF SALE IN EXECUTION

03 FEBRUARY 2025, 11:00, OFFICES OF THE SHERIFF OF THE HIGH COURT, CENTURION WEST, 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION

A Sale in Execution of the undermentioned property as per Court Order dated the 7 TH AUGUST, 2024 and a Warrant of Execution against Immovable property is to be held subject to a reserve price of R588,431.09 at OFFICES OF THE SHERIFF OF THE HIGH COURT, CENTURION WEST, 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION on 3 RD FEBRUARY, 2025 at 11H00.

Full Conditions of Sale can be inspected at THE OFFICES OF THE SHERIFF OF THE HIGH COURT CENTURION WEST 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 9035 OLIEVENHOUTBOS EXTENSION 36 TOWNSHIP, REGISTRATION DIVISION J R PROVINCE OF GAUTENG, MEASURING: 389 (THREE HUNDRED AND EIGHTY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T 24948/2022, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND KNOWN AS 6650 MATULWI STREET, OLIVENHOUTBOS, CENTURION

IMPROVEMENTS: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 2 TOILETS, 2 GARAGES, 3 STOREROOMS, THATCH LAPA

Improvements - Not Guaranteed)

The property is zoned: Residential

- 1. The rules / conditions of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, CENTURION WEST , 229 BLACKWOD STREET, HENNOPSPARK , during office hours.
- 2. All bidders are required to pay R20 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain buyers card
 - 3. Registration a buyer is a pre-requisite subject to condition, inter alia
 - (a) Directive of the Consumer Protection Act 68 of 2008

(URL http://www.info.gov.za/view/Download Files Action?id=99961)

- 4. Fica-legislation: All bidders are required to present their identity document together with proof of residence not less than 3 months old for FICA compliance
- 5. The full conditions of sale may be inspected at the offices of the Sheriff of the High court, Centurion West,

Dated at PRETORIA, 10 JANUARY 2025.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: 012 325 4185. Fax: 012 328 3043. Ref: DU PLOOY/LM/GP13033 - e-mail: lorraine@hsr.co.za.

AUCTION

Case No: 6851/2021

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 PEETE MUHAMMAD SETENANE (IDENTITY NUMBER: 780326 5201 08 7) & NONKULULEKO FATIMA CHITIMBE (IDENTITY NUMBER: 891105 0429 08 3), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 14:00, Sheriff of the High Court Brakpan at 127B Kitzinger Avenue, Brakpan

In pursuance of a judgment and warrant granted on 21 May 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 31 January 2025at 14:00 by the Sheriff of the High Court Brakpanat 127B Kitzinger Avenue, Brakpan to the highest bidder without reserve; CERTAIN; ERF 29593 TSAKANE EXTENSION 11 **TOWNSHIP** SITUATED: 29593 Kamela Street. Tsakane Extension **MAGISTERIAL** DISTRICT: EKURHULENI SOUTH EAST REGISTRATION DIVISION: PROVINCE OF GAUTENG MEASURING: 209 (TWO HUNDRED AND 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: 1 x Lounge; 1 x Kitchen; 2 x Bedrooms; 1 x Bathroom; 1 x Garage. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANTS, Peete Muhammad Setenane (IDENTITY NUMBER: 7803265201087) and Nonkululeko Fatima Chitimbe (IDENTITY NUMBER 8911050429083), under their names under Deed of Transfer No. T36961/2016. The full conditions may be inspected at the offices of the Sheriff of the High Court Brakpanat 127B Kitzinger Avenue, Brakpan during office hours. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: 0128174843, E-MAIL: werasmus@lgr.co.za, REF. we/SR/IC000013

Dated at Pretoria, 02 DECEMBER 2024.

Attorneys for Plaintiff(s): 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/IC000013. -.

AUCTION

Case No: 2022-026282

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

IN THE MATTER BETWEEN: SPARTACUS BODY CORPORATE - Execution Creditor and ETTIENE JACQUES HONIBALL SCHOLTZ 1st Execution Debtor; CITY OF EKURHULENI METROPOLITAN, 2nd Execution Debtor; SB GUARANTEE COMPANY (PTY) LTD, 3rd Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 09:30, SHERIFF BOKSBURG at 182 Leeuwpoort Street, Boksburg

In PURSUANCE of judgment in the Johannesburg High Court and a Warrant of Execution dated 8 April 2024, the property listed below will be sold in execution by the Sheriff Boksburg, on the 31ST January 2025 at Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg at 9:30 am with a reserve of R 330 000.00, to the highest bidder.

PROPERTY:

- 1. Section no. 186, as shown and more fully described on Sectional; Plan No. SS 30/1995, in the scheme known as Spartacus, in respect of the land and building or buildings situated at Unit 186, Spartacus Body Corporate, 20 Paul Smit Road, Ravenswood, Boksburg, 1459 of which section the floor area, according to the said sectional plan, is 60 square metres in extent; and
- 2. An undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan.
- 3. Held by Deed of Transfer ST50861/2006, ALSO KNOWN AS: Unit 186 Spartacus Body Corporate, 20 Paul Smit Road, Ravenswood, Boksburg, 1459.

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: The property comprising of: 1 Bedroom, 1 Bathroom, Covered EUA - Parking Bay, Open Plan Lounge, Dining room & Kitchen.

THE CONDITIONS OF SALE: The refundable registration fee in the amount R50 000.00 is payable in cash on the day of the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg.

Dated at Roodepoort, 13 NOVEMBER 2024.

Attorneys for Plaintiff(s): Schuler Heerschop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Tel: 011 763-3050. Fax: 011 760-4767. Ref: SPA3/0016. -.

AUCTION

Case No: 2023-041941

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 MOTLUGELOA BRIAN JONAS (IDENTITY NUMBER: 7411135383083) & MASEISO JEANETT JONAS (IDENTITY NUMBER: 8109161374088), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10:00, Sheriff of the High Court Roodepoort South at 182 Progress Avenue, Technikon, Roodepoort

In pursuance of a judgment and warrant granted on 6 May 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 31 January 2025 at 10:00 by the Sheriff of the High Court, Roodepoort South at 182 Progress Avenue, Technikon, Roodepoort, to the highest bidder subject to a reserve price of R210 267.00:

CERTAIN:Section Number 35 as shown and more fully described on Sectional Plan NO. SS217/2013, in the scheme known as FLEURHOF KNOLL, in respect of the land and building or buildings situate at FLEURHOF EXTENSION 7 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan, is 38 (THIRTY EIGHT) 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 SITUATED: Unit 35 Fleurhof Knoll, Kakai Close, Fleurhof, 2001 MAGISTERIAL DISTRICT: Johannesburg West.

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: Double Story semi-attached property; Brick walls; Harvey tiled roof; Tiled floors; 2 x Bedrooms; 1 x Bathroom; 1 x Lounge; 1 x Kitchen;

DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANTS, MOTLUGELOA BRIAN JONAS (IDENTITY NUMBER: 7411135383083) and MASEISO JEANETT JONAS (IDENTITY NUMBER 8109161374088), under their names under Deed of Transfer No. ST29406/2020.

The full conditions may be inspected at the offices of the Sheriff of the High Court Roodepoort South at 182 Progress Avenue, Technikon, Roodepoort.

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: , E-MAIL: werasmus@lgr.co.za , REF. we/BF/IC000397.

Dated at Pretoria, 02 DECEMBER 2024.

Attorneys for Plaintiff(s): 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/IC000397. -.

AUCTION

Case No: 2023-038704

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

In the matter between: CONFIANCE ADMINISTRATIVE SOLUTIONS (PTY) LTD N.O (in its capacity as the duly appointed Administrator of Oak Mansions Body Corporate), Plaintiff and NKADIMENG MMABJE SOLOMON & THREE OTHERS, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

29 JANUARY 2025, 14h00, 61 Van Riebeeck Avenue, Alberton

AUCTION NOTICE

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

CASE NO: 2023-038704

In the matter between: CONFIANCE ADMINISTRATIVE SOLUTIONS (PTY) LTD N.O. (in its capacity as the duly appointed administrator of Oak Mansions Body Corporate) (PLAINTIFF) AND NKADIMENG MMABJE SOLOMON (Identity Number: 670309 5583 087) (FIRST DEFENDANT); CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (SECOND DEFENDANT); NEDBANK LTD (THIRD DEFENDANT) and SHERIFF JOHANNESBURG EAST (FOURTH DEFENDANT)

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

29th day of January 2025, the acting Sheriff JOHANNESBURG EAST at 61 VAN RIEBEECK AVENUE, ALBERTON

In pursuance of a judgment and Writ of Execution of the above-mentioned Court, a sale in execution of the undermentioned property is to be held without reserve at the office of the acting Sheriff Johannesburg East at 61 Van Riebeeck Avenue, Alberton on the 29th day of January 2025 at 14h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the acting Sheriff Johannesburg East at 61 Van Riebeeck Avenue, Alberton 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 20, Door 207 in the scheme known as Oak Mansions with Scheme Number SS 26/1982, under Title Deed ST 5214/2009, situated at Unit 20, Door 207 Oak Mansions, 14 Saunders Street, Yeoville, Johannesburg, measuring 73.000 sqm (SEVENTY-THREE SQUARE METRES). Held by Deed of Transfer Number ST 5214/2009.

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 20, Door 207, Oak Mansions, 14 Saunders Street, Yeoville, Johannesburg, measuring 73.000 sqm (Seventy SQUARE METRES).

Zoned: Residential.

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

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

- 2. A deposit of 10% of the purchase price immediately on demand by the sheriff. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorneys, which shall be furnished to the sheriff within 21 days after the date of sale.
- 3. The rules of auction are available 24 hours prior to auction at the offices of the acting Sheriff Johannesburg East at 61 Van Riebeeck Avenue, Alberton. The acting Sheriff Johannesburg East with auctioneers JA Thomas or A Jegels 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);

- (b) Fica Legislation proof of identity and address particulars;
- (c) Payment of a registration fee (R 100 000.00) EFT that must reflect in the Sheriff's account prior to the sale:
- (d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA:
- (e) advertising costs at current publication rates and sale costs according to court rules apply;
- (f) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the acting Sheriff Johannesburg East at 61 Van Riebeeck Avenue, Alberton with your reserve price, if any, in pursuance to this sale in execution.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the acting Sheriff Johannesburg East at 61 Van Riebeek Avenue, Alberton.

Attorneys for the Plaintiff(s): Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 001-2628. Ref: SF10000290/NE/OAK20.

Dated at Johannesburg, 08 JANUARY 2025.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview. Tel: 010 001-2628. Fax: -. Ref: SF10000290/NE/OAK20. -.

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AUCTION

Case No: 96889/2023

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

In the matter between: FIRSTRAND BANK LIMITED (formerly known as FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED), Plaintiff and KUKWANYANE ELLEN MOKGOSI N.O. (ID NO. 380716 0469 082) ACTING AS EXECUTRIX IN THE ESTATE OF THE LATE MOTSEOATILE BENJAMIN MOKGOSI (ID NO. 591107 5825 086) (1ST DEFENDANT) AND THE MASTER OF THE HIGH COURT PRETORIA (2ND DEFENDANT)

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 11:00, SHERIFF TSWANE NORTH , 139 ERICH MAYER STREET, PRTORIA NORTH

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 96889/2023, dated the 11TH JUNE 2024 and Writ of Attachment issued thereafter, the immovable property listed hereunder will be sold to the highest bidder with a reserve of R630,000.00 on the 31ST JANUARY 2025 at 11H00 at the Sheriff Tshwane North, 139 ERICH MAYER STREET, PRETORIA NORTH.

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE: REMAINING EXTENT OF ERF 134, PRETORIA NORTH TOWNSHIP, REGISTRATION DIVISION J R, PROVINCE OF GAUTENG, MEASURING: 1276 (ONE THOUSAND TWO HUNDRED AND SEVENTY SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T63223/2013, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, KNOWN AS 450 EMILY HOBHOUSE STREET, PRETORIA NORTH.

IMPROVEMENTS:

MAIN DWELLING - ENTRANCE HALL, LOUNGE, DINING-ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, TOILET, 3 CARPORTS, LAUNDREY STOREROOM, WENDYHOUSE. 2ND DWELLING - LOUNGE, KITCHEN, BEDROOM, BATHROOM, SHOWER, TOILET.

THE PROPERTY IS ZONED: Residential (the accuracy hereof not guaranteed).

1. The rules of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, Tshwane North, 139 ERICH MAYER STREET, PRETORIA NORTH, during office hours.

Advertising cost at current publication rates and sale costs according to Court Rules apply. Registration a buyer is a pre-requisite subject to condition, inter alia:

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

(URL http://www.info.gov.za/view/Download Files Action?id=99961);

- (b) Fica-legislation: Requirement proof of ID and residential address;
- (c) Payment of a Registration fee of R20 000,00 (refundable) by way of eft;
- (d) Registration condition;
- (e) The Sheriff will conduct auction.

Dated at PRETORIA, 10 JANUARY 2025.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: 012 325-4185. Fax: 012 328-3043. Ref: DU PLOOY/LM/GP1298 - e-mail: lorraine@hsr.co.za. -.

AUCTION

Case No: 2022-046721

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 MPHO SARAH MAEPA (IDENTITY NUMBER: 871117 0957 08 2), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

06 FEBRUARY 2025, 10:00, Sheriff of the High Court Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Ext 1

In pursuance of a judgment and warrant granted on 23 May 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 6 February 2025at 10:00 by the Sheriff of the High Court Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Ext 1 to the highest bidder subject to a reserve price of R474 000.00: CERTAIN: ERF 330 TEMONG TOWNSHIP SITUATED: 26 Soninke Street, Temong, Ekurhuleni MAGISTERIAL DISTRICT: Ekurhuleni North REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG MEASURING: 330 (THREE HUNDRED AND THIRTY) 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: 2 x Bedrooms; 1 x TV/Living Room; 1 x Dining Room; 1 x Kitchen; and 5 x Outside Rooms. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, MPHO SARAH MAEPA (IDENTITY NUMBER: 8711170957082), under her name under Deed of Transfer No. T61686/2018. The full conditions may be inspected at the offices of the Sheriff of the High Court Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Ext 1. 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/IC000776

Dated at Pretoria, 17 DECEMBER 2024.

Attorneys for Plaintiff(s): 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/IC000776.

AUCTION

Case No: 2017/44101 DX 31 SANDTON SQUARE

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

In the matter between: Absa Bank Limited, Execution Creditor and Senzo Josephat Buthelezi, First Execution Debtor and Ntombifuthi Nomusa Buthelezi, Second Execution Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 14:00, 612 Voortrekker Road & Prince George Avenue, Brakpan

This is a sale in execution pursuant to judgments obtained in the above Honourable Court dated 18 JANUARY 2023and 21 OCTOBER 2024 in terms of which the below property will be sold in execution by the Sheriff BRAKPANon 31 JANUARY 2025 at 14:00at 127B KITZINGER AVENUE, BRAKPANto the highest bidder subject to a reserve price of R500 000.00.

ERF 1155 DALPARK EXT 11 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 800 (EIGHT HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T30542/2011, SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN.

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

MAIN BUILDING CONSISTS OF: 3 bedrooms, 2 bathrooms, 1 lounge, 1 kitchen and 1 single garage, WHICH CANNOT BE GUARANTEED.

The property is situated at: 44 LAWRENCE STREET DALPARK EXT 11, BRAKPAN, and falling within the Magisterial District of EKURHULENI SOUTH EAST.

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 BRAKPAN at 127B KITZINGER AVENUE, BRAKPAN.

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/DownloandFileAction?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.

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 BRAKPAN at 127B KITZINGER AVENUE, BRAKPAN during normal office hours from Monday to Friday.

Dated at Johannesburg, 04 DECEMBER 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel: 011-292-5777. Fax: 011-2925775. Ref: W STEPHEN/ID/MAT23152. The Citizen.

AUCTION

Case No: 2022/7433 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and ZWELABO BHEKUBIYELA BIYELA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10:00, 50 EDWARDS AVENUE, WESTONARIA

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 11 August 2022 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 WESTONARIA on FRIDAY the 31ST day of JANUARY 2025 at 10:00 at 50 EDWARDS AVENUE, WESTONARIA subject to a reserve price of R320,137.83.

CERTAIN: ERF 16934 PROTEA GLEN EXTENSION 16 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 256 (TWO HUNDRED AND FIFTY SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T9085/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY SUBJECT TO THE RESERVATION TO MINERAL RIGHTS

ZONING: Residential (not guaranteed)

The property is situated at 16934 AJAX STREET, PROTEA GLEN EXT 16, SOWETO and consists of an entrance hall, laundry, lounge, double garage, dining room, carport, kitchen, storeroom, tv room, servants quarters, study, outside toilet, sewing room, swimming pool, sunroom, 2 bedrooms, garden cottage, toilet, shower, bathroom, kitchen, family room, bedroom, scullery, bathroom, pantry, lounge, dressing room, corrugated iron roof, fenced walls (in this respect, nothing is guaranteed).

The purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by bank guarantee cheque on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the judgement creditor or their attorneys, and shall be furnished to the sheriff within twenty one (21) days after the sale.

The property may be taken possession of after signature of the conditions of the sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of purchase price per month from the date of possession of the property to date of registration.

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 WESTONARIA situated at 50 EDWARDS AVENUE, WESTONARIA 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 or bank guarantee cheque) 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, 25 NOVEMBER 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482 5652. Fax: 011 482 5653. Ref: R.NEL/MJ/MAT87786. R. NEL.

AUCTION

Case No: 2024/002932 DX 31 SANDTON SQUARE

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

In the matter between: Absa Bank Limited, Execution Creditor and Abendran Akaloo, First Execution Debtor; Vanessa Pakkiri, Second Execution Debtor and Pendulum Construction cc, Third Execution Debtor

NOTICE OF SALE IN EXECUTION

05 FEBRUARY 2025, 11:00, 1st Floor, Unit 7 Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 28 MARCH 2024 in terms of which the below property will be sold in execution by the Sheriff RANDBURG SOUTH WEST on WEDNESDAY, 5 FEBRUARY 2025 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 R3 105 000.00.

PORTION 9 OF ERF 3511, BRYANSTON EXTENSION 5 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 2282 (TWO THOUSAND TWO HUNDRED AND EIGHTY-TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T44115/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, which is zoned as a residential property inclusive of the following:

MAIN BUILDING: - 4 bedrooms, 2 bathrooms (1 guest), lounge, dining room, TV room, study room, kitchen, scullery with laundry and a swimming pool - OUT BUILDING: - Laundry and 2 storerooms. GRANNY FLAT: - 1 bedroom, 1 bathroom, and kitchen. SERVANT ROOM: - With bathroom - all under a

tiled roof, together with aluminium windows, and brick walls. EXTRAS: - Entertainment area with kitchen and bathroom, solar pool, electric fence, garden irrigation, jacuzzi in pool, 2 bedrooms with built in cupboards, and a main bedroom that has walk in cupboards and an on-suite bathroom - WHICH CANNOT BE GUARANTEED.

The property is situated at: 18 ANCHOR ROAD, BRYANSTON EXT 5, and falls 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% 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/DownloandFileAction?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, 10 DECEMBER 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel: 011 292-5777. Fax: 011 292-5775. Ref: W STEPHEN/JD/MAT32449. The Citizen.

AUCTION

Case No: 2018/13395 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and NKOSIKHONA THATHOKUHLE DLAMINI, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10:00, 10 LIEBENBERG STREET, ROODEPOORT, GAUTENG PROVINCE

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 9th of February 2021 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of ROODEPOORT SOUTH on FRIDAY the31 ST day of JANUARY 2025 at10:00 at 10 LIEBENBERG STREET, ROODEPOORT, GAUTENG PROVINCE with a reserve price of R190,000.00.

CERTAIN: SECTION NO 5 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS91/2017 IN THE SCHEME KNOWN AS MEADOW CREST EAST IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT FLEURHOF EXTENSION 25 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 39 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. ST23220/2017 AND SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at SECTION 5 (DOOR 005), MEADOW CREST EAST, 2153 DAFFODIL STREET, FLEURHOF EXTENSION 25, ROODEPOORT and consists of Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 water closet and an open bay parking (in this respect, nothing is guaranteed).

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

- a) Directive of the Consumer Protection Act 68 of 2008.
- (URL http://www.info.gov.za/view/DownloadFileAction?id=99961)
- b) FICA legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of R30 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, 12 NOVEMBER 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482 5652. Fax: 011 482 5653. Ref: R.NEL/MI/MAT57836. R. NEL.

Case No: 81733/2018 PH46A

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

In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgment Creditor and Prevasen Coopsamy, Judgment Debtor

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 10:00, 5 Anemoon Street, Glen Marais Ext 1, Kempton 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 Kempton Park & Tembisa to the highest bidder subject to a reserve price of R1 000 000.00 and will be held on 06 February 2025 at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park at 10H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park, prior to the sale.

Certain: Erf 394 Norkem Park Township, Registration Division I.R., Province of Gauteng, being 10 Van Der Nest Avenue, Norkem Park, Measuring: 992 (Nine Hundred and Ninety Two) Square Metres; Held under Deed of Transfer No. T48541/2013, Situated in the Magisterial District of Kempton Park & Tembica

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 Bedroom, 2 Bathroom, Dining Room, Lounge, Kitchen. Outside Buildings: 2 Garages, 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 Ndlovu Inc., Boksburg, 26 JULY 2024.

Attorneys for Plaintiff(s): Hammond Pole Ndlovu Inc., C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT1056/LC/RL. Hammond Pole Ndlovu Inc., Boksburg.

AUCTION

Case No: 2019/72078 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and MARKUS WYNAND KILIAN ELOISE KILIAN, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

03 FEBRUARY 2025, 11:00, 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 6th 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 CENTURION WEST on Monday the 03RD day of FEBRUARY 2025 at11:00 at229 BLACKWOOD STREET, HENNOPSPARK, CENTURION with a reserve price of R1,225,000.00:

CERTAIN: ERF 100 CLUBVIEW TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 1983 (ONE THOUSAND NINE HUNDRED AND EIGHTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T32197/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Residential (not guaranteed)

The property is situated at 70 CAMBRIDGE ROAD, CLUBVIEW, CENTURION and consists of the following: Main Dwelling: Entrance Hall, Lounge, Dining Room, Study, Kitchen, Scullery, 3 Bedrooms, 2 Bathrooms, Shower, 2 Water Closets, Out Garage, 2 Carports, Servant Quarters, Bathroom/Water Closet, Enclosed Patio. Second Dwelling: Lounge, Kitchen, Bedroom, Bathroom, Shower, Water Closet, 4 Carports, Dressing Nook.

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 CENTURION WEST situated at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION 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 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, 16 OCTOBER 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482 5652. Fax: 011 482 5653. Ref: R.NEL/MJ/MAT104153. R. NEL.

AUCTION

Case No: 023046/2022 PH46A

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

In the matter between: Changing Tides 17 Proprietary limited N.O. , Judgement Creditor, Plaintiff and Sikheto Enock Chauke, Judgement Debtor

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON 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 KEMPTON PARK & TEMBISA to the highest bidder without reserve and will be held on 6 FEBRUARY 2025 at 10H00 at 5 ANEMOON STREET, GLEN MARAIS EXT 1 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 5 ANEMOON STREET, GLEN MARAIS EXT 1 KEMPTON PARK, prior to the sale.

A UNIT CONSISTING OF: SECTION NO. 31 as shown and more fully described on Sectional Plan No. SS292/1991 in the scheme known as EGED HOUSE in respect of the land and building or buildings situate at KEMPTON PARK TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 92 (NINETY 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. ST1677/2012 and subject to such conditions as set out in the aforesaid Deed of Transfer.

An exclusive use area described as PARKING Number P31, measuring 16 (Sixteen) square metres, being as such part of the common property, comprising the land and the scheme known as EGED HOUSE in respect of the land and building or buildings situate at KEMPTON PARK TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY, as shown and more fully described on Sectional Plan No. SS292/1991, held by Notarial Deed of Cession of Exclusive Use rights Number SK138/2012S and subject to such conditions as set out in the aforesaid Notarial Cession of Exclusive Use Rights

An exclusive use area described as GARDEN Number T1, measuring 53 (Fifty Three) square metres, being as such part of the common property, comprising the land and the scheme known as EGED HOUSE, in respect of the land and building or buildings situate at KEMPTON PARK TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY, as shown and more fully described on Sectional Plan No. SS292/1991, held by Notarial Deed of Cession of Exclusive Use rights Number SK138/2012S and subject to such conditions as set out in the aforesaid Notarial Cession of Exclusive Use Rights, situated at DOOR 31B EGED HOUSE, 35 LONG STREET, KEMPTON PARK. Situated in the Magisterial District of KEMPTON PARK & TEMBISA.

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

MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 SEPARATE TOILET. 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, 15 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc, C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Tel: 011 874-1800. Fax: 0866781356. Ref: MAT4335/LM/MV. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 2023-120334

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

In the matter between: FirstRand Mortgage Company (RF) Proprietary Limited, Judgement Creditor and Prince Marota, Judgement Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 09:30, 182 Leeuwpoort Street, Boksburg

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 Boksburg to the highest bidder subject to a reserve price of R510 000.00 and will be held at 182 Leeuwpoort Street, Boksburg on 31 January 2025 at 09H30 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 182 Leeuwpoort Street, Boksburg , prior to the sale.

Certain: A UNIT, CONSISTING OF: SECTION NO. 176, as shown and more fully described on Sectional Plan No. SS66/2019 in the scheme known as ROYAL REEF WEST, in respect of the land and building or buildings situate at LILIANTON EXTENSION 7 TOWNSHIP, LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 71 (SEVENTY ONE) square metres in extent; and

an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan. HELD by the Judgement Debtor under Deed of Transfer No. ST25385/2020 and subject to such conditions as set out in the aforesaid deed, Situated at UNIT 176 (DOOR 176) ROYAL REEF WEST, PRETORIA STREET, LILIANTON EXT 7, Situated in the Magisterial District of Sheriff Boksburg.

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

Main Building: Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Shower, 1 WC. Outside Buildings: 1 Carport. 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, 08 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc. C/o NVG Attorneys, Menlo Chambers, No. 49 11th Street, Menlo Park, Pretoria. Tel: 011 874-1800. Fax: 0866781356. Ref: MAT455987/AP/RL. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 118910/2023

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

In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LTD ABSA BANK LIMITED, Plaintiff and PABALLO BIANCA KWAKWA IDENTITY NUMBER: 920808 0098 080, Defendant

NOTICE OF SALE IN EXECUTION

03 FEBRUARY 2025, 11:00, 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION, GAUTENG

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit with a reserve price of R470 509.30 will be held by the SHERIFF CENTURION WEST AT 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION, GAUTENG on the 3RD day of FEBRUARY 2025 at 11:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of TSHWANE CENTRAL on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION, GAUTENG. BEING:

(1)A UNIT CONSISTING OF- (A)SECTION NO. 93 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS532/2019, IN THE SCHEME KNOWN AS ELEPHANT TERRACE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 5467 KOSMOSDAL EXTENSION 86 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 53 (FIFTY-THREE) SQUARE METRES IN EXTENT; AND (B)AN UNDIVIDED SHARE IN 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 ST35862/2020 SUBJECT TO SUCH CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY KOSMOSDAL EXTENSION 81, 82, 84 AND 85 HOMEOWNERS ASSOCIATION NPC REGISTRATION NUMBER 2007/030017/08. PHYSICAL ADDRESS: UNIT 93 ELEPHANT TERRACE, WATERBERG FIELDS ESTATE, 6895 WATERBERG ROAD, KOSMOSDAL EXTENSION 86 TOWNSHIP, CENTURION, GAUTENG (BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI);

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A SECTIONAL TITLE UNIT CONSISTING OF (NOT GUARANTEED): 2X BEDROOMS, 2X BATHROOMS, 1X TV/LIVING ROOMS AND 1X KITCHEN.

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 21 (TWENTY ONE) 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 R101 000.00 (ONE HUNDRED AND ONE THOUSAND RAND) to R400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000.00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 19 NOVEMBER 2024.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Tel: (012) 361-5001. Fax: (012) 361-6311. Ref: BONETTE TENNER / AHL4076. -.

AUCTION

Case No: 2018/46385 172. Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and MZAMANI RUSSELL MAKONDO, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

04 FEBRUARY 2025, 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 14th of December 2020 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of JOHANNESBURG WEST on TUESDAY, the 04th day of FEBRUARY 2025 at 10:00 at THE SHERIFF'S OFFICE JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK:

CERTAIN: ERF 2397, RIVERLEA EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION IQ, PROVINCE OF GAUTENG, MEASURING 309 (THREE HUNDRED AND NINE) SQUARE METRES, HELD BY DEED OF TRANSFER T30030/2010, SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

ZONING: Special Residential (not guaranteed).

The property is situated at 2397 KINGBIRD, RIVERLEA EXTENSION 3, JOHANNESBURG, and consists of a lounge, kitchen, 3 bedrooms, 2 bathrooms, 2 waterclosets, and 2 carports (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, 03 DECEMBER 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482-5652. Fax: 011 482-5653. Ref: R.NEL/MJ/MAT60929. R. NEL.

AUCTION

Case No: 6542/2020 97, Pretoria

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

In the matter between: ABSA Bank, Execution Creditor and PHENYO LOYISO BENJAMIN LEKOMA (previously L B Nonqane), ID: 690913 5572 08 5, Judgment Debtor

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 10:00, Sheriff South East, Azania Building, Cnr Iscor Avenue & Iron Terrace, West Park

A sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, and further pursuant to an order granted by the above Honourable Court against the

Judgement Debtor on 14 December 2020 in the above action. A sale in execution with a reserve price of R1 700 000.00 will be held by the Sheriff of the High Court, PRETORIA SOUTH EAST at Azania Building, Cnr Iscor Avenue and Iron Terrace, West Park, Gauteng Province on TUESDAY, 6 FEBRUARY 2025 at 10H00, 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 offices of the Sheriff, Pretoria South East at Azania Building, Cnr Iscor Avenue and Iron Terrace, West Park, Gauteng Province.

Erf 1681, Garsfontein Extension 8 Township, Registration Division J.R., Gauteng Province, Street addres: 330 Trevor Gething Street, Garsfontein X8, Pretoria, Measuring: 1049 (one thousand and fortynine) square meters and held by judgment debtor in terms of deed of transfer no. T145154/2001.

The property is zoned as: Residential.

Improvements are: 4 Bedrooms, 3 Bathrooms, Kitchen, Lounge, Dining room, TV area, Study, 2 Garages and a pool.

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, 18 DECEMBER 2024.

Attorneys for Plaintiff(s): VZLR Attorneys, Monument Office Park, 71 Steenbok Avenue, 1st Floor, Block 3, Monumentpark. Tel: (012) 435-9444. Fax: (012) 435-9555. Ref: MAT143876/E NIEMAND/ME. -.

AUCTION

Case No: 2022/008707 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 Mbali Khanyi (nee Mncube), Execution Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 10:00, 182 Progress Road, Lindhaven, Roodepoort

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated 7 MARCH 2023 in terms of which the below property will be sold in execution by the Sheriff ROODEPOORT NORTH on 31 JANUARY 2025 at 10:00at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the highest bidder, subject to a reserve price of R480 000.00.

A UNIT CONSISTING OF- (a) SECTION NO.8 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS75/1994, IN THE SCHEME KNOWN AS ARANWOOD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT WELTEVREDENPARK EXTENSION 9 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG 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 OUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER NUMBER ST15051/2008 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. (c) AN EXCLUSIVE USE AREA DESCRIBED AS PARKING P4 MEASURING 11 (ELEVEN) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS ARANWOOD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT EXTENSION 9 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, AS WELTEVREDENPARK SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO.SS75/1994 HELD BY NOTARILA DEED OF CESSION NUMBER SK969/2008S AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFROESAID NOTARIAL DEED OF CESSION. (`the property')

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

MAIN BUILDING: 2 bedrooms, 1 bathroom, lounge, kitchen and 1 carport. This includes concrete fencing, plaster outer wall finishing, tiled roofing, and tiled inner floor finishing. WHICH CANNOT BE GUARANTEED

The property is situated at: UNIT 8 ARANWOOD COMPLEX, 40 WITHOUT AVENUE, WELTEVREDEN PARK EXT 9 ROODEPOORT, and falls 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 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 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 NORTH 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/DownloandFileAction?id=99961)
 - 2. FICA legislation i.r.o. proof of identity and address particulars.
 - 3. Payment of the prescribed Registration Fee R15 000.00 (refundable).
 - 4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff

ROODEPOORT NORTH at182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT during normal office hours from Monday to Friday.

Dated at Johannesburg, 03 DECEMBER 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel: 011-292-5777. Fax: 011-2925775. Ref: W STEPHEN/JD/MAT35713. The Citizen.

AUCTION

Case No: 2021/30540 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and TAKALANI EUGINE MABOHO, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

06 FEBRUARY 2025, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 16th of May 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 KEMPTON PARK on THURSDAY, the 06TH day of FEBRUARY 2025 at 10:00 at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK, with a reserve price of R690 000.00.

CERTAIN: ERF 1075, EBONY PARK EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG, MEASURING: 260 SQUARE METRES, HELD UNDER DEED OF TRANSFER NO T72763/2013, SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

ZONING: Special Residential (not guaranteed).

The property is situated at 145 BLUEGUM STREET, EBONY PARK EXTENSION 1, MIDRAND and consist of Lounge, Kitchen, 2 Bedrooms, 1 Bathroom and a Water Closet (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of Kempton Park situated at 5 Anemoon Street, Glen Marais Extension 1, Kempton 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.

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

- b) FICA legislation i.r.o. proof of identity and address particulars;
- c) Prospective buyers have to register on the day of sale and pay a deposit of R20 000 (cash) which is refundable:
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

Dated at JOHANNESBURG, 14 NOVEMBER 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482-5652. Fax: 011 482-5653. Ref: R.NEL/MJ/MAT89892. R. NEL.

AUCTION

Case No: 63285/2021

PH46A

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

In the matter between: Firstrand Bank Limited, Judgement Creditor and Timothy Sonnyboy Madhlopha, Judgement Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 09:30, 182 Leeuwpoort Street, Boksburg

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 BOKSBURG to the highest bidder SUBJECT TO A RESERVE PRICE OF R400 000.00 and will be held at 182 Leeuwpoort Street, Boksburg on 31 JANUARY 2025 at 09:30 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 182 Leeuwpoort Street, Boksburg, prior to the sale.

CERTAIN: ERF 7690 WINDMILL PARK EXTENSION 17 TOWNSHIP, Registration Division I.R., Province of GAUTENG, being 7690 EAST CENTRAL ROAD, WINDMILL PARK EXT 17, MEASURING: 450 (FOUR HUNDRED AND FIFTY) Square Metres; HELD under Deed of Transfer No. T2190/2012, Situated in the Magisterial District of BOKSBURG.

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, 1 WC, 2 Carports. 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, 19 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT448455/AP/MV. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 64550/2020

PH46A

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

In the matter between: ABSA BANK LIMITED Judgement Creditor and GODFREY GRAYNOLD FOURIE, 1st Judgment Debtor PRISCILLA MAY FOURIE, 2nd Judgment Debtor

NOTICE OF SALE IN EXECUTION

05 FEBRUARY 2025, 14:00, 61 VAN RIEBEECK AVENUE, ALBERTON

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff JOHANNESBURG EAST—to the highest

bidder SUBJECT TO A RESERVE PRICE OF R400 000.00 and will be held at 61 VAN RIEBEECK AVENUE, ALBERTON on 5 FEBRUARY 2025 at 14H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 61 VAN RIEBEECK AVENUE, ALBERTON, prior to the sale.

CERTAIN: ERF 50 MOFFATVIEW TOWNSHIP, Registration Division I.R., Province of GAUTENG, being 14 ALTSON ROAD, MOFFATVIEW, MEASURING: 777 (SEVEN HUNDRED AND SEVENTY SEVEN) Square Metres; HELD under Deed of Transfer No. T53157/1993, Situated in the Magisterial District of JOHANNESBURG EAST.

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

MAIN BUILDING: ENTRANCE HALL, LOUNGE, KITCHEN, BATHROOM, SEPERATE WC AND 3 BEDROOMS. OUTSIDE BUILDINGS: GARAGE, CARPORT, SERVANT ROOM, BATHROOM AND SHOWER/WC. SUNDRIES: NONE.

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

Dated at Hammond Pole Majola Inc, Boksburg, 07 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT443676/ANJA PEPLER/TK. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 14206/2024

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

In the matter between: INVESTEC BANK LIMITED REGISTRATION NUMBER: 1969/04763/06, Plaintiff and MOGALE DAVID MAFALO (ID NO.: 750420 4638 087) and ITUMELENG POULET MAFALO (ID NO.: 850516 0848 081), Defendant

NOTICE OF SALE IN EXECUTION

29 JANUARY 2025, 10:00, SHERIFF OF THE HIGH COURT, SHERIFF PRETORIA EAST AT CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA.

In pursuance of a judgment and warrant granted on 29 July 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 29 JANUARY 2025 at 10:00 by the Sheriff of the High Court, SHERIFF PRETORIA EAST at CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA with a reserve price of R2,006,624.87: CERTAIN: REMAINING EXTENT OF ERF 554 LYNNWOOD TOWNSHIP SITUATED: 324 CHAPPIES, LYNNWOOD MAGISTERIAL DISTRICT: TSHWANE CENTRAL REGISTRATION DIVISION: J.R, PROVINCE OF GAUTENG MEASURING: 554 (FIVE HUNDRED AND FIFTY-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: DOUBLE STORY 1 X ENTRANCE HALL (ESTIMATED) 1 X LOUNGE (ESTIMATED) 1 X DINING ROOM (ESTIMATED) 1 X KITCHEN (ESTIMATED) 1 X SCULLERY (ESTIMATED) 3 X BEDROOMS (ESTIMATED) 2 X BATHROOMS (ESTIMATED) 1 X SEPARATE TOILET (ESTIMATED) 1 X PI LOUNGE (ESTIMATED) 1 X BALCONY (ESTIMATED) OUT BUILDING: 2 X GARAGES (ESTIMATED) 1 X STAFF COURTIERS (ESTIMATED) 1 X STAFF BATHROOM (ESTIMATED) 1 X STOREROOM (ESTIMATED) 1 X COVERED PATIO (ESTIMATED) 1 X SWIMMING POOL (ESTIMATED) OTHER: ROOF TYPE: TILES WALLING: BRICK WINDOW TYPE: WOOD The aforegoing inventory is borne out of a valuation report signed by Mr. P Rossouw in respect of the property dated 22 January 2024. Access was gained to the property when the improvement report was conducted and the inventory compiled. HELD by the First and Second Judgment Debtors, under the names of Mogale David Mafalo and Itumeleng Poulet Mafalo under Deed of Transfer No.: T4871/2020. The full conditions may be inspected at the offices of

the Sheriff of the High Court, SHERIFF PRETORIA EAST at CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA.

Dated at PRETORIA, 03 OCTOBER 2024.

Attorneys for Plaintiff(s): DELBERG ATTORNEYS, 1ST FLOOR, BUILDING 2, SUMMIT PLACE OFFICE PARK, GARSFONTEIN ROAD, MENLYN. Tel: 012 361 5001. Fax: -. Ref: L KILIAN // VTEC0261 // SH.

AUCTION

Case No: 2022/047588 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, Plaintiff and ANcebakazi Tandiwe Koni, First Execution Debtor and Sinawe Koni, Second Execution Debtor

NOTICE OF SALE IN EXECUTION

04 FEBRUARY 2025, 11:00, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated 13 MAY 2024, in terms of which the below property will be sold in execution by the Sheriff RANDBURG WEST on 4 FEBRUARY 2025 at 11:00 at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, to the highest bidder subject to a reserve price of R1 414 000.00.

ERF 1904, DOUGLASDALE EXTENSION 144 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 467 (FOUR HUNDRED AND SIXTY-SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T78874/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE HIGHLANDS HOMEOWNERS' ASSOCIATION (ASSOCIATION INCORPORATED UNDER SECTION 21), REGISTRATION NUMBER 2001/018436/08, which is certain, and is zoned as a residential property inclusive of the following:

MAIN BUILDING CONSISTING OF: 3 bedroom, 2 bathrooms, lounge, kitchen, family room, double garage, W/C, swimming pool and garden with tiled roof, brick walls and steel windows. WHICH CANNOT BE GUARANTEED.

The property is situated at: 45 THE HIGHLANDS, GALLOWAY AVENUE, DOUGLASDALE EXT 144.

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 WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

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

- 1. Directive of the Consumer Protection Act 68 of 2008.
- (URL http://www.info.gov.za/view/DownloandFileAction?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 (refundable);
 - 4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, during normal office hours from Monday to Friday.

Dated at Johannesburg, 03 DECEMBER 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel: 011 292-5777. Fax: 011 292-5775. Ref: W STEPHEN/ID/MAT35760. The Citizen.

Case No: 2022-012995 DX31 SANDTON SOUARE

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

In the matter between Nedbank Limited, Plaintiff and MPHO MAPADIMENG Execution Debtor

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 19 July 2023 in terms of which the below property will be sold in execution by the Sheriff KEMPTON PARK on 6 FEBRUARY 2025 at 10:00 at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1to the highest bidder with a court reserve of R800 000.00. ERF 1214 CLAYVILLE EXTENSION 13 TOWNSHIP REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG MEASURING 1111 (ONE THOUSAND ONE HUNDRED AND ELEVEN) SQUARE METERS HELD BY DEED OF TRANSFER NUMBER T57263/2015 SUBJECT TO THE CONDITIONS THEREIN CONTAINED "the mortgaged property") which is certain, and is house converted and currently used as a dentary consultancy surgery with the following improvements: a waiting arear/ reception, a recovery room, a dental surgery, bathroom, consulting room, storage and a kitchen on the one side of the building. The other side includes a waiting area, a vacant space area, two offices, a stock room, storeroom and a toilet - WHICH CANNOT BE GUARANTEED. The property is situated at: 118 PEARCE AVENUE (corner Lombaard), CLAYVILLE EXT 13, MIDRAND. In the magisterial District of EKURHULENI NORTH. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff KEMPTON PARK at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1. 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/DownloandFileAction?id=99961) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee amounting to R20 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 KEMPTON PARK at 5 ANEMOON STREET, GLEN MARAIS EXT 1during normal office hours from Monday to Friday.

Dated at Johannesburg, 02 DECEMBER 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Tel: (011) 292-5777. Fax: (011) 292-5775. Ref: N GAMBUSHE/fp/MAT30065. Citizen.

Case No: 2022-004145 DX31 SANDTON SQUARE

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

In the matter between Nedbank Limited, Plaintiff and MABUSELA: MALESELA FRANS Execution Debtor

NOTICE OF SALE IN EXECUTION

04 FEBRUARY 2025, 11:00, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 7 November 2022 in terms of which the below property will be sold in execution by the Sheriff RANDBURG WEST on 4 FEBRUARY 2025 at 11:00at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder with a court reserve of R896 000.00. ERF 20765 COSMO CITY EXTENSION 33 TOWNSHIP REGISTRATION DIVISION J.Q., THE PROVINCE OF GAUTENG MEASURING 308 (THREE HUNDRED AND EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T127/2021 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF COSMO CITY EXTENSION 33 HOME OWNERS ASSOCIATION (RF) NPC, REGISTRATION NUMBER 2019/349245/08 AND COSMO CITY SERVICES (RF) NPC REGISTRATION NUMBER 2020/088820/08 ("the mortgaged property"). Which property is a townhouse and zoned as a residential property inclusive of the following: family room, dining room, kitchen, 2 bathrooms, 3 bedrooms, carport, filed roof, facebrick walls and steel windows - WHICH CANNOT BE GUARANTEED. SITUATED AT: 20765 LION PRIDE LIFESTYLE ESTATE, CORNER MALIBONGWE DRIVE AND R114, COSMO CITY EXTENSION 33being the physical address of the property .In the magisterial District of JOHANNESBURG NORTH. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which quarantee 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 WESTat UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloandFileAction?id=99961) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee in cash amounting to R50 000.00 (refundable) 4. Registration conditions. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND during normal office hours from Monday to Friday.

Dated at Johannesburg, 26 NOVEMBER 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Tel: (011) 292-5777. Fax: (011) 292-5775. Ref: N GAMBUSHE/fp/MAT31278. Citizen.

AUCTION

Case No: 011487-2023

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

In the matter between: FIRSTRAND BANK LIMITED Judgement Creditor and LUTENDO KHEDZI Judgment Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 11:00, 139 ERICH MAYER STREET, PRETORIA 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 ACTING SHERIFF TSHWANE NORTH to the highest bidder SUBJECT TO A RESERVE PRICE OF R420 000.00 and will be held at 139 ERICH MAYER STREET, PRETORIA NORTH on 31 JANUARY 2025 at 11H00, of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 139 ERICH MAYER STREET, PRETORIA NORTH, prior to the sale.

A UNIT CONSISTING OF: SECTION NO. 15, as shown and more fully described on Sectional Plan No. SS375/2016, in the scheme known as NORTHFIELD MANOR, in respect of the land and building or buildings situate at PRETORIA NORTH TOWNSHIP, LOCAL AUTHORITY: CITY OF TSWANE METROPOLITAN

MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 74 (SEVENTY FOUR) square metres in extent; and

an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan. HELD under Deed of Transfer No. ST52611/2016 AND SUBJECT TO SUCH CONDITIONS ASSET OUT IN THE AFORSAID DEED, situated at UNIT 15 NORTHFIELD MANOR, 218 EMILY HOBHOUSE AVENUE, PRETORIA NORTH. Situated in the Magisterial District of ACTING SHERIFF TSHWANE NORTH.

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

MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, SHOWER, WC. OUTSIDE BUILDINGS: CARPORT. SUNDRIES: BALCONY.

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, 27 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc, C/o NVG Attorneys, Menlo Law Chambers, No. 49 11th street, Menlo Park, Pretoria. Tel: 011 874-1800. Fax: 0866781356. Ref: MAT452577\ ANNERI FRITZ \ TK. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 98889/2023

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

In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LTD ABSA BANK LIMITED, Plaintiff and OBAKENG PRINCE MOLUSI IDENTITY NUMBER: 760225 5313 080, Defendant

NOTICE OF SALE IN EXECUTION

04 FEBRUARY 2025, 10:00, 8 LUKE STREET, POTCHEFSTROOM, NORTH WEST

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale in execution with a reserve price of R273 755.96 will be held by the SHERIFF POTCHEFSTROOM AT 8 LUKE STREET, POTCHEFSTROOM, NORTH WEST on the 4th day of February 2025 at 10:00 of the under mentioned immovable property of the Judgment Debtors, which immovable property falls within the Magisterial district of JB MARKS 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 8 LUKE STREET, POTCHEFSTROOM, NORTH WEST.

BEING: ERF 1386 BAILLIE PARK EXTENSION 32 TOWNSHIP, REGISTRATION DIVISION I.Q., NORTH WEST PROVINCE, MEASURING 716 (SEVEN HUNDRED AND SIXTEEN), SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T84474/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND FURTHER SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF THE VIEWS 32 HOME OWNERS ASSOCIATION, REGISTRATION NUMBER 2008/012148/08 T/A THE VIEWS 32 HOME OWNERS ASSOCIATION NPC

PHYSICAL ADDRESS: 12 DITEDU AVENUE, BAILLIE PARK EXT 32, POTCHEFSTROOM, NORTH WEST. 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, 27 NOVEMBER 2024.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria, Gauteng. Tel: (012) 361-5001. Fax: (012) 361-6311. Ref: BONETTE TENNER / AHL4043.

AUCTION

Case No: 2022/380 DX 31 SANDTON SQUARE

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

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

NOTICE OF SALE IN EXECUTION

05 FEBRUARY 2025, 14:00, 61 Van Riebeeck Street, Alberton

This is a sale in execution pursuant to judgments obtained in the above Honourable Court dated 13 APRIL 2023 and 10 OCTOBER 2024, in terms of which the below property will be sold in execution by the office of Acting Sheriff JOHANNESBURG EAST on WEDNESDAY, 5 FEBRUARY 2025 at 14:00at 61 VAN RIEBEECK AVENUE, ALBERTON to the highest bidder subject to a reserve price of R500 000.00.

ERF 741 SOUTH HILLS EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, IN EXTENT 654 (SIX HUNDRED AND FIFTY-FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T8673/2019, SUBJECT TO THE CONDITIONS AS SET OUT ON THE AFORESAID TITLE DEED. (`the property'), which is certain, and is zoned as a residential property inclusive of the following: Main Building: 1 lounge, 1 dining room, 1 kitchen, 3 bedrooms, 1 bathroom and 1 garage. WHICH CANNOT BE GUARANTEED.

The property is situated at: 43 LETABA STREET, WELFARE PARK, SOUTH HILLS EXT 1, and falls within the magisterial district of JOHANNESBURG CENTRAL.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT, pay a deposit of 10% of the purchase price in cash or by bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Judgment Creditor's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Advertising costs at current publication rates and sale costs according to court rules apply.

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

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

- 1. Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloandFileAction?id=99961).
 - 2. FICA legislation i.r.o. proof of identity and address particulars.
- 3. Payment of a Registration Fee of R50 000.00 by EFT that must reflect in the Sheriff's account prior to the sale.
- 4. Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA

The office of for the Sheriff JOHANNESBURG EAST will conduct the sale with auctioneers J.A. THOMAS and/or A JEGELS.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Acting Sheriff JOHANNESBURG EAST at 61 VAN RIEBEECK AVENUE, ALBERTONduring normal office hours from Monday to Friday.

Dated at Johannesburg, 04 DECEMBER 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel: 011-292-5777. Fax: 011-2925775. Ref: W STEPHEN/JD/MAT33176. The Citizen.

AUCTION

Case No: 26715/2022 PH46A

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

In the matter between: Firstrand Bank Limited - Judgement Creditor and Katleho Jacob Mothata - 1st Judgement Debtor Sebabatso Cecilia Mothata - 2nd Judgement Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 14:00, 127B Kitzinger Avenue, Brakpan

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Brakpan to the highest bidder subject to a reserve price of R259 131.00 and will be held at 127B Kitzinger Avenue, Brakpan on 31 January 2025 at 14H00 of the undermentioned property of the execution debtors on the conditions which may be inspected at 127B Kitzinger Avenue, Brakpan, prior to the sale.

Certain: Portion 7 of Erf 1408 Leachville Township, Registration Division I.R., Province of Gauteng, being 80 Kaapmuiden Street, Leachville, Brakpan, Measuring: 252 (Two Hundred and Fifty-Two) square metres; Held under Deed of Transfer No. T39522/2015, Situated in the Magisterial District of Brakpan.

Property Zoned - Residential 1

Height - 2 Storeys

Cover - 60%

Build Line - N/A

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

Main Building: Entrance Hall, Lounge, Kitchen, 3 Bedrooms, 1 Bathroom, 1 WC

Outside Buildings: 1 Garage, 1 Bathroom/WC

Sundries: None

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions.

The rules of the auction and conditions of sale are available at the office of the sheriff as set out above.

The purchaser shall pay:

The purchaser shall, on the day of the sale, in the form of a bank guaranteed cheque or cash, pay to the sheriff 6% (six per centum) sheriff's commission on the first R100,000.00 and 3.5% (three comma five per centum) on R100,001.00 - R400,000.00 and 1.5% (one point five per centum) on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total and a minimum of R3,000.00, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account, but exclusive in all instances of vat), which commission shall be paid by the purchaser.

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

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

Directive of the Consumer Protection Act 68 of 2008

(URL HTTP://WWW.INFO.GOV.ZA/VIEW/DOWNLOADFILEACTION?ID-99961)

FICA-legislation-proof of identity and address particulars

Payment of a registration fee of - R20 000.00 - in cash

Registration conditions

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Brakpan, 127B Kitzinger Avenue, Brakpan

Dated at Hammond Pole Attorneys, Boksburg, 20 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o NVG Attorneys, NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT449879/AF/RL. Hammond Pole Attorneys.

AUCTION

Case No: 2023-118511 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and XOLISANI MNISI SITHEMBILE MNISI. Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

07 FEBRUARY 2025, 10:00, THE SHERIFF'S OFFICE, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 04th of June 2024 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 VANDERBIJLPARK on FRIDAY the 07TH day of FEBRUARY 2025 at10:00 at THE SHERIFF'S OFFICE, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK subject to a reserve price of R300,000.00.

CERTAIN: PORTION 26 OF ERF 12322 EVATON WEST TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 215 (TWO HUNDRED AND FIFTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T60677/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: General Residential (not guaranteed)

The property is situated at PORTION 26 OF ERF 12322 EASTON ROAD, BEVERLY HILLS, EVATON WEST and consists of a freestanding, tiled roof, dining room, 1 bedroom, kitchen, 1 bathroom and 1 toilet. (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 VANDERBIJLPARK situated at THE SHERIFF'S OFFICE, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

- a) Directive of the Consumer Protection Act 68 of 2008.
- (URL http://www.info.gov.za/view/DownloadFileAction?id=99961)
- b) FICA legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of R20 000 (cash) which is refundable.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

Dated at JOHANNESBURG, 14 NOVEMBER 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482 5652. Fax: 011 482 5653. Ref: R.NEL/MJ/MAT103493. R. NEL.

AUCTION

Case No: 2023/121328 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 Thabiso Shabana, Execution Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 10:00, 182 Progress Road, Lindhaven, Roodepoort

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 17 APRIL 2024 in terms of which the below property will be sold in execution by the Sheriff ROODEPOORT NORTH on 31 JANUARY 2025 at 10:00 at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the highest bidder, subject to a reserve price of R450 000.00.

- 1. A UNIT CONSISTING OF-
- (a) SECTION NO. 74, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS76/2021, IN THE SCHEME KNOWN AS SPRING GLADES, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT PRINCESS EXTENSION 62 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 80 (EIGHTY) SQUARE METRES IN EXTENT:
- (b) 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 ST32312/2021 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER. (`the property'), which is certain, and is zoned as a residential property inclusive of the following:

MAIN BUILDING: 3 bedrooms, 2 bathrooms, tv / living room, 1 kitchen and 1 carport. This includes facebrick outer wall finishing, tiled roofing, and tiled inner floor finishing. WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 74 SPRING GLADES, 842 VERMOOTEN ROAD, PRINCESS EXT 62, ROODEPOORT, and falls 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 NORTH 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/DownloandFileAction?id=99961)
 - 2. FICA legislation i.r.o. proof of identity and address particulars.
 - 3. Payment of the prescribed Registration Fee R15 000.00 (refundable).
 - 4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT during normal office hours from Monday to Friday.

Dated at Johannesburg, 03 DECEMBER 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel: 011 292-5777. Fax: 011 292-5775. Ref: W STEPHEN/ID/MAT35653. The Citizen.

AUCTION

Case No: 2022-003576 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and KOLOBE LODWICK SEEMA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

06 FEBRUARY 2025, 10:00, THE SHERIFF OFFICE KEMPTON PARK, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 8th of September 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 KEMPTON PARK on THURSDAY, the 06 TH day of FEBRUARY 2025 at 10:00 at THE SHERIFF OFFICE KEMPTON PARK, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK, to the highest bidder with a reserve price of R174,000.00.

CERTAIN: A Unit, consisting of -

- (a) Section No. 11, as shown and more fully described on Sectional Plan No. SS479/2015, in the scheme known as SHUMBA, in respect of the land and building or buildings situate at KEMPTON PARK EXTENSION 7 TOWNSHIP, Local Authority EKURHULENI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 48 (FORTY 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 ST66877/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: General Residential (not guaranteed).

The property is situated at SECTION 11 SHUMBA, 15 MARGARET STREET, KEMPTON PARKand consist of Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Water Closet and 1 Out Garage (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected during office hours before the sale at the offices of the said sheriff of the High Court for the district of KEMPTON PARK situated at THE SHERIFF OFFICE KEMPTON PARK, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON 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) Prospective buyers have to register on the day of sale and pay a deposit 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, 03 DECEMBER 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482-5652. Fax: 011 482-5653. Ref: R.NEL/MJ/MAT67742. R. NEL.

AUCTION

Case No: 2023-132755

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

In the matter between: Changing Tides 17 (Pty) Limited, Judgement Creditor, Plaintiff and Siyabulela Bulelani Pinzi, Judgement Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 10:00, 182 Progress Avenue, Technikon, Roodepoort

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 Acting Sheriff Roodepoort South to the highest bidder subject to a reserve price of R300 000.00 and will be held on 31 January 2025 at 10H00 at 182 Progress Avenue, Technikon, Roodepoort of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 182 Progress Avenue, Technikon, Roodepoort, prior to the sale.

Certain: A UNIT, CONSISTING OF: SECTION NO. 2, as shown and more fully described on Sectional Plan No. SS39/2017, in the scheme known as MEADOW CREST, in respect of the land and building or buildings situate at FLEURHOF EXTENSION 25 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 39 (Thirty Nine) square metres in extent; and

Case No: 93290/2019

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. ST10343/2017, Situated at Unit 2 (Door 2) Meadow Crest West, 6 Amaryllis Street, Fleurhof Ext 25, Situated in the Magisterial District of Acting Sheriff Roodepoort South.

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

Main Building: Lounge, Kitchen, 2 Bedrooms, 1 Bathroom. Outside Buildings: None. Sundries: None.

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

Dated at Hammond Pole Ndlovu Inc, Boksburg, 29 NOVEMBER 2024.

Attorneys for Plaintiff(s): HP Ndlovu Inc. C/o NVG Attorneys, Menlo Chambers, No. 49 11th Street, Menlo Park, Pretoria. Tel: 011 874-1800. Fax: 0866781356. Ref: MAT2577LC/RL. HP Ndlovu Inc, Boksburg.

AUCTION

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

In the matter between: FIRSTRAND BANK LIMITED Judgement Creditor and ALUWANI NETHENGWE Judgment Debtor

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 10:00, AZANIA BUILDING, COR. ISCOR AVENUE & IRON TERRACE, WEST PARK

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 PRETORIA SOUTH WEST to the highest bidder SUBJECT TO A RESERVE PRICE OF R506 805.60 and will be held at AZANIA BUILDING, COR. ISCOR AVENUE & IRON TERRACE, WEST PARK on 6 FEBRUARY 2025 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at AZANIA BUILDING, COR. ISCOR AVENUE & IRON TERRACE, WEST PARK, prior to the sale.

CERTAIN: ERF 1741 ANDEON EXTENSION 6 TOWNSHIP, Registration Division J.R., Province of GAUTENG, being 6706 FOSSIL STREET, ANDEON EXT 6, MEASURING: 261 (TWO HUNDRED AND SIXTY ONE) Square Metres; HELD under Deed of Transfer No. T35896/2017, Situated in the Magisterial District of PRETORIA SOUTH WEST.

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

MAIN BUILDING: 1 LOUNGE, 1 KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 1 SHOWER, 2 WC. OUTSIDE BUILDINGS: NONE. SUNDRIES: CARPORT

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, 27 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No. 49 11th street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT438643\ ANNERI FRITZ \ TK. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 3177/2020

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

In the matter between: FirstRand Bank Limited, Judgement Creditor and Shakhane Eliot Ralitabo, Judgement Debtor

NOTICE OF SALE IN EXECUTION

04 FEBRUARY 2025, 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 R100 000.00 and will be held on 04 February 2025 at Shop No 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview at 10h00, of the undermentioned property of the Execution Debtors 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, CONSISTING OF:

SECTION NO. 97, as shown and more fully described on Sectional Plan No. SS198/1996, in the scheme known as KARIBA LODGE, in respect of the land and building or buildings situate at NATURENA EXTENSION 6 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 47 (FORTY SEVEN) square meters in extent; and an undivided share in the common property in the scheme apportioned to the said section in

accordance with the participation quota as endorsed on the said Sectional Plan. Held under Deed of Transfer No. ST22684/2015, Situated at UNIT 97 KARIBA LODGE, HEFER STREET, NATURENA EXT 6, 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, KITCHEN, 2 BEDROOMS, BATHROOM, WC. Outside Buildings: None. Sundries: CARPORT.

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

All 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 sale is a sale in execution pursuant to a judgement obtained in the above court.
- 2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for JOHANNESBURG SOUTH, Shop 2 & 3 VISTA CENTRE, 22 HILARY STREET, GILLVIEW, JOHANNESBURG.
 - 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
 - a) Directive of the Consumer Protection Act 68 of 2008.
 - (URL http://www.info.gov.za/view/DownloadFileAction?id=99961);
 - b) FICA legislation i.r.o. proof of identity and address particulars.
- c) Payment of a Registration Fee of R50 000.00 by EFT that must reflect in the Sheriff's account prior to the sale.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

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

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

Dated at Hammond Pole Majola Inc, Boksburg, 22 NOVEMBER 2024.

Attorneys for Plaintiff(s): HP Majola Inc. C/o NVG Attorneys, Menlo Chambers, No. 49 11th Street, Menlo Park, Pretoria. Tel: 011 874-1800. Fax: 0866781356. Ref: MAT438891/AK/RL. HP Majola Inc, Boksburg.



Case No: 2019/40386 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and SCHUMBUZO MAZIBUKO, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 IANUARY 2025, 09:30, 182 LEEUWPOORT STREET, BOKSBURG, GAUTENG PROVINCE

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 16th of August 2021 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of BOKSBURG on FRIDAY the 31ST day of JANUARY 2025 at 09:30 at 182 LEEUWPOORT STREET, BOKSBURG, GAUTENG PROVINCE with a reserve price of R267 000.00.

CERTAIN: SECTION NO.1 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS 115/1992 IN THE SCHEME KNOWN AS ERF 250 WINDMILL PARK IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT WINDMILL PARK EXTENSION 3 TOWNSHIP, LOCAL AUTHORITY EKURHULENI MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 46 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. ST16882/2017 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

ZONING: Special Residential (not guaranteed)

The property is situated at UNIT 1 ERF 250 WINDMILL PARK, 1 GELDERBLOM STREET, WINDMILL PARK EXTENSION 3, BOKSBURG and consist of Lounge, Kitchen, 2 Bedrooms, 1 Bathroom and 1 Water Closet (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of BOKSBURG situated at 182 LEEUWPOORT STREET, BOKSBURG, GAUTENG PROVINCE or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

- a) Directive of the Consumer Protection Act 68 of 2008.
- (URL http://www.info.gov.za/view/DownloadFileAction?id=99961)
- b) FICA legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of R20 000 (cash) which is refundable.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

Dated at JOHANNESBURG, 22 NOVEMBER 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482 5652. Fax: 011 482 5653. Ref: R.NEL/MJ/MAT64829. R. NEL.

AUCTION

Case No: 2023-107109

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

In the matter between: NEDBANK LIMITED Judgement Creditor, Plaintiff and ONKGOPOTSE PHEMELO NATHAN PHALA Judgment Debtor, Defendant

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 10:00, 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Johannesburg) in the above-mentioned suit, the Property shall be sold by the Sheriff ROODEPOORT NORTH to the highest bidder subject to a reserve price of R180 000.00 and will be held at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT on JANUARY 31, 2025 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.

A UNIT. CONSISTING OF:

SECTION NO. 71, as shown and more fully described on Sectional Plan No. SS171/1994, in the scheme known as THE GLABLES, in respect of the land and building or buildings situate at HORIZON VIEW TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 41 (FORTY ONE) square metres in extent;

and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan. HELD under Deed of Transfer No. ST44370/2019, situated at UNIT 71 THE GABLES, 4 AUBREY AVENUE, HORIZON VIEW, 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: KITCHEN, LOUNGE, BEDROOM, BATHROOM. OUTSIDE BUILDINGS: NONE. SUNDRIES: NONE.

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

Dated at Hammond Pole Majola Inc, Boksburg, 05 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc, C/o Vermaak and Partners, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Tel: 011 874-1800. Fax: 0866781356. Ref: MAT455767\ELOUISE VAN TONDER\TK. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 97250/2023

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

In the matter between: INVESTEC BANK LIMITED REGISTRATION NUMBER: 1969/04763/06, Plaintiff and P C DITSELE N.O. (Identity number: 661202 5877 081), M M RAMALAU N.O. (Identity number: 730604 0404 083), P C DITSELE (Identity number: 661202 5877 081) & M M RAMALAU (Identity number: 730604 0404 083), Defendant

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 11:00, SHERIFF OF THE HIGH COURT, ACTING SHERIFF TSHWANE NORTH AT 139 ERICH MAYER STREET, PRETORIA NORTH

In pursuance of a judgment and warrant granted on 30 April 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 31 JANUARY 2025 at 11:00, by the Sheriff of the High Court, ACTING SHERIFF TSHWANE NORTH at 139 ERICH MAYER STREET, PRETORIA NORTH, with a reserve price of R1.045.805.00:

CERTAIN: ERF 1732, AMANDASIG, SITUATED: 6542 YSTERHOUT STREET, MAGALIESBERG COUNTRY ESTATE, AMANDASIG MAGISTERIAL DISTRICT: TSHWANE NORTH, REGISTRATION DIVISION: J.R, PROVINCE OF GAUTENG, MEASURING: 1020 (ONE THOUSAND AND TWENTY) 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: 1 X ENTRANCE HALL (ESTIMATED), 1 X LOUNGE (ESTIMATED), 1 X DINING ROOM (ESTIMATED), 1 X LIVING ROOM (ESTIMATED), 1 X KITCHEN (ESTIMATED), 1 X LAUNDRY (ESTIMATED), 5 X BEDROOMS (ESTIMATED), 6 X BATHROOMS (ESTIMATED), (1 & 2 - BATH, SHOWER, WC, WB, 3 - BATH, 2 X SHOWERS, WC, WB, 4 - BATH, WC, WB, 5 & 6 - SHOWER, WC, WB). OUTBUILDING: 4 X GARAGES (ESTIMATED), 1 X STAFF QUARTERS (ESTIMATED), 1 X STAFF BAHTROOM (ESTIMATED), 1 X STOREROOM (ESTIMATED). OTHER: 2 X COVERED BALCONIES (ESTIMATED), 1 X BAR AREA (ESTIMATED), 1 X ENTERTAINMENT ROOM (ESTIMATED), 1 X GYM (ESTIMATED), 1 X DRESSING ROOM (ESTIMATED), 2 X COVERED PATIOS (ESTIMATED). ROOF TYPE: CONCRETE, WALLING: BRICK. WINDOW TYPE: ALUMINIUM. The aforegoing inventory is borne out of a valuation report signed by Mr. R L Le Grange in respect of the property dated 19 June 2023. Access was gained to the property when the improvement report

was conducted and the inventory compiled. HELD by the First and Second Judgment Debtors, under the name of the Trustees for the time being of Motswaditsele Trust under Deed of Transfer No.: T15357/2011.

The full conditions may be inspected at the offices of the Sheriff of the High Court, ACTING SHERIFF TSHWANE NORTH at 139 ERICH MAYER STREET, PRETORIA NORTH.

Dated at PRETORIA, 18 DECEMBER 2024.

Attorneys for Plaintiff(s): DELBERG ATTORNEYS, 1ST FLOOR, BUILDING 2, SUMMIT PLACE OFFICE PARK, GARSFONTEIN ROAD, MENLYN. Tel: 012 361-5001. Fax: -. Ref: L KILIAN // VTEC0251 // SH. -.

AUCTION

Case No: 2023/088735 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 Roseline Mushekwa, Execution Debtor

NOTICE OF SALE IN EXECUTION

05 FEBRUARY 2025, 11:30, 22 Voortrekker AAvenue, Corner 2Nd Street, Edenvale

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 7 MAY 2024, in terms of which the following property will be sold in execution on WEDNESDAY, 5 FEBRUARY 2025 at 11:30by the SHERIFF GERMISTON NORTH at 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE, to the highest bidder subject to a reserve price of R725 000.00.

ERF 390 PRIMROSE HILL TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 600 (SIX HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T37719/2022, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. (`the property')

PHYSICAL ADDRESS: 30 ORCHID ROAD, PRIMROSE HILL, GERMISTON.

ZONING: RESIDENTIAL

IMPROVEMENTS:

The following information is furnished but not guaranteed:

MAIN BUILDING: 5 bedrooms, entrance hall, 3 bathrooms, kitchen, dining room, lounge, study and laundry. WHICH CANNOT BE GUARANTEED

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to 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 way of bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction are available 24 hours before the auction at the office of the Sheriff ,Germiston North at 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE.

The Acting Sheriff GERMISTON NORTH will conduct the sale. Registration as a buyer is a prerequisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloandFileAction?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 way of bank guarantee cheque or EFT that must reflect in the Sheriff's account

prior to the sale.

- D) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.
- E) The office of the Acting Sheriff for GERMISTON NORTH will conduct the sale with auctioneers MAB MAHLANGU and/or her

Deputy DAVID SHINAISI.

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 2 ND STREET, EDENVALE during normal office hours Monday to Friday.

Dated at Johannesburg, 05 DECEMBER 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel: 011-292-5777. Fax: 011-2925775. Ref: W STEPHEN/JD/MAT35728. The Citizen.

AUCTION

Case No: 2023-065259

PH46A

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

In the matter between: FIRSTRAND BANK LIMITED, Judgement Creditor and CLIVE RAJENDRAN PERUMAL, 1st Judgment Debtor; RONETTE PERUMAL, 2nd Judgment Debtor

NOTICE OF SALE IN EXECUTION

05 FEBRUARY 2025, 14:00, 61 VAN RIEBEECK AVENUE, ALEBERTON

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 Acting Sheriff, JOHANNESBURG EAST, to the highest bidder SUBJECT TO A RESERVE PRICE OF R480 000.00 and will be held at 61 VAN RIEBEECK AVENUE, ALEBERTON on 5 February 2025 at 14H00, of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 61 VAN RIEBEECK AVENUE, ALEBERTON, prior to the sale.

CERTAIN: ERF 188, REMBRANDT PARK TOWNSHIP, Registration Division I.R., Province of GAUTENG, being 26 CURIE ROAD, REMBRANDT PARK, MEASURING: 1482 (ONE THOUSAND FOUR HUNDRED AND EIGHTY TWO) Square Metres; HELD under Deed of Transfer No. T164784/2005, Situated in the Magisterial District of JOHANNESBURG EAST.

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

MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, 4 BEDROOMS, 3 SHOWERS, 4 W/C. OUTSIDE BUILDINGS: GARAGE, SERVANTS QUARTERS, BATROOM/WC, FLAT CONTAINING OF KITCHEN, BEDROOM, SHOWER, W/C. 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, 20 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc, C/o NVG Attorneys, Menlo Law Chambers, no. 49 11th street, Menlo Park, Pretoria. Tel: 011 874-1800. Fax: 0866781356. Ref: MAT453943\ ANNERI FRITZ \ TK. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 2023-006576

PH46A

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

In the matter between: Nedbank Limited, Judgement Creditor and Bulungisa Simayi, Judgement Debtor

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 10:00, 5 Anemoon Street, Glen Marais Ext 1, Kempton Park

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Johannesburg) in the above-mentioned suit, the Property shall be sold by the Sheriff KEMPTON PARK & TEMBISA to the highest bidder SUBJECT TO A RESERVE PRICE OF R880 000.00 and will be held at 5 Anemoon Street,

Glen Marais Ext 1, Kempton Park on 6 February 2025 at 10:00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 5 Anemoon Street, Glen Marais Ext 1, prior to the sale.

CERTAIN: ERF 43 TERENURE EXTENSION 6 TOWNSHIP, Registration Division I.R., Province of GAUTENG, being 4 UIL ROAD, TERENURE EXT 6, MEASURING: 1000 (ONE THOUSAND) Square Metres; HELD under Deed of Transfer No. T14071/2013, Situated in the Magisterial District of KEMPTON PARK & TEMBISA. The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

MAIN BUILDING: Kitchen, Lounge, Dining Room, 3 Bedrooms, 2 Bathrooms, Laundry. 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, 05 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o VERMAAK & PARTNERS INC, 3RD FLOOR 54 ON BATH, 54 BATH AVENUE, ROSEBANK. Tel: 0118741800. Fax: 0866781356. Ref: MAT452329/EVT/MV. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 2022/051030 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 July Eric Mlambo, First Execution Debtor and Mapula Priscilla Mlambo, Second Execution Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 10:00, 182 Progress Road, Lindhaven, Roodepoort

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 30 AUGUST 2023 in terms of which the below property will be sold in execution by the Sheriff ROODEPOORT NORTH on 31 JANUARY 2025at 10:00at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the highest bidder, subject to a reserve price of R2 169 820.00.

1. A UNIT CONSISTING OF- (a) SECTION NUMBER 2 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS110/2003 IN THE SCHEME

KNOWN AS SAGEWOOD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT POORTVIEW EXTENSION 8 TOWNSHIP, LOCAL AUTHORITY:

CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SAID SECTIONAL PLAN IS 317 (THREE HUNDRED AND SEVENTEEN) 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 ST10948/2016 SUBJECT TO SUCH CONDITIONS AS

SET OUT IN THE AFORESAID TITLE DEED. 2. AN EXCLUSIVE USE AREA DESCRIBED AS GARDEN G2 MEASURING 915 (NINE HUNDRED AND FIFTEEN) SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS SAGEWOOD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT POORTVIEW EXTENSION 8 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER 110/2003. HELD BY NOTARIAL DEED OF CESSION NUMBER SK648/2016. SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED. (`the immovable property') which is certain, and is zoned as a residential property inclusive of the following: MAIN BUILDING: 4 bedrooms, 3 bathrooms, TV / living room / lounge, 1 dining room, 1 lounge, 1 study, kitchen, pantry and swimming pool. WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 2 SAGEWOOD, 464 MALCOLM STREET, POORTVIEW EXT 8, 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 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 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 NORTH 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/DownloandFileAction?id=99961)
 - 2. FICA legislation i.r.o. proof of identity and address particulars
 - 3. Payment of the prescribed Registration Fee of R15 000.00 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 ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT during normal office hours from Monday to Friday.

Dated at Johannesburg, 03 DECEMBER 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel: 011-292-5777. Fax: 011-2925775. Ref: W STEPHEN/JD/MAT33961. The Citizen.

Case No: 2022-057908 DX31 SANDTON SQUARE

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

In the matter between Nedbank Limited, Plaintiff and KATLEGO GOTLHOKWANG MOSES MOLEFE Execution Debtor, Defendant

NOTICE OF SALE IN EXECUTION

05 FEBRUARY 2025, 14:00, 61 VAN RIEBEECK STREET, ALBERTON

This is a sale in execution pursuant to judgments obtained in the above Honourable Court granted on 25 July 2023 and varied on 15 August 2024 in terms of which the below property will be sold in execution by the Acting Sheriff JOHANNESBURG EAST on WEDNESDAY 5 FEBRUARY 2025at 14:00 at 61 VAN RIEBEECK STREET, ALBERTON, to the highest bidder with a court reserve of R147 000.00. A unit, consisting of:

- (a) Section No. 44, as shown and more fully described on Sectional Plan Number SS1087/1995, in the scheme known as LYNDHURST ESTATE, in respect of the land and building or buildings situated at BRAMLEY VIEW 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 ST3345/2022 and subject to such conditions as set out in the aforesaid deed ("the mortgaged property"), which is certain and is zoned as a residential property inclusive of the following: A unit consisting of open plan lounge / dining room, kitchen, 1 bedroom, 1 bathroom and 1 carport WHICH CANNOT BE GUARANTEED. The property is situated at: 44 LYNHURST ESTATE, 420 CORLETT DRIVE, BRAMLEY VIEW. In the magisterial District of JOHANNESBURG CENTRAL.

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

of the auction and conditions of sale may be inspected at THE SHERIFF'S OFFICE JOHANNESBURG EAST, 61 VAN RIEBEECK STREET, ALBERTON, 24 hours prior to the action. Registration as a buyer is a pre-requisite subject to conditions including, inter alia:

- 1. Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloandFileAction?id=99961)
- 2. FICA legislation i.r.o. proof of identity and address particulars.
- 3. Payment of a Registration Fee in cash amounting to R50 000.00 (refundable).
- 4. Registration conditions.
- 5. The auction will be conducted by the Sheriff's Office Johannesburg East with auctioneers J.A. Thomas and/or P. Ora and/or A. Jegels.
- 6. The Purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash or by bank guaranteed cheque or eft on the day of the sale.
- 7. The balance shall be paid against the transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney and shall be furnished to the Sheriff within 21 days after the sale.
- 8. The property may take possession of after signature of the conditions of sale, payment of deposit and upon the balance of purchase price being secured in condition.
- 9. Should the purchaser received possession of the property, the purchaser shall be liable for the occupational rent at the rate of 1% of the purchase price per month. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Acting Sheriff JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON, during normal office hours from Monday to Friday.

Dated at Johannesburg, 02 DECEMBER 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East, cnr. Albertyn Road, Wierda Valley, Sandton. Tel: (011) 292-5777. Fax: (011) 292-5775. Ref: N GAMBUSHE/zm/MAT31979. Citizen.

AUCTION

Case No: 27400/2017 PH46A

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

In the matter between: FIRSTRAND BANK LIMITED Judgement Creditor, Plaintiff and SIKHUMBUZO GODWILL MOTA Judgment Debtor, Defendant

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 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, the Property shall be sold by the Sheriff BOKSBURG to the highest bidder WITHOUT RESERVE and will be held at 182 LEEUWPOORT STREET, BOKSBURG on 31 JANUARY 2025 at 09H30 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 182 LEEUWPOORT STREET, BOKSBURG, prior to the sale.

CERTAIN: ERF 2383 MAPLETON EXTENSION 12 TOWNSHIP, Registration Division I.R, Province of GAUTENG, being 2383 PAPERBARK AVENUE, MAPLETON EXT 12, MEASURING: 314 (THREE HUNDRED AND FOURTEEN) Square Metres; HELD under Deed of Transfer No. T27813/2011, Situated in the Magisterial District of BOKSBURG.

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, KITCHEN, LOUNGE, FAMILY ROOM, AND BATHROOM. OUTSIDE BUILDINGS: NONE. SUNDRIES: NONE

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

Dated at Hammond Pole Majola Inc, Boksburg, 07 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, no. 49 11th street Menlo Park Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT195476\ ANJA PEPLER \ TK. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 104473/2023

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

In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LTD ABSA BANK LIMITED, Plaintiff and THOKO VALENTIA MKHABELA IDENTITY NUMBER: 860126 0231 086, Defendant

NOTICE OF SALE IN EXECUTION

03 FEBRUARY 2025, 11:00, 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION, GAUTENG

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit with a reserve price of R322 537.76 will be held by the SHERIFF CENTURION WEST AT 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION, GAUTENG on the 3RD day of FEBRUARY 2025 at 11:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of TSHWANE CENTRAL on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION, GAUTENG.

BEING: (1)A UNIT CONSISTING OF- (A)SECTION NO. 45 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS786/2013, IN THE SCHEME KNOWN AS PROTEA 9340IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 9340 OLIEVENHOUTBOS EXTENSION 36 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 42 (FORTY TWO) SQUARE METRES IN EXTENT; AND (B)AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER ST95359/2017 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. PHYSICAL ADDRESS:UNIT 45 PROTEA 9340, 7066 MONATE AVENUE, OLIEVENHOUTBOS EXTENSION 36, CENTURION, GAUTENG (BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI);

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A SECTIONAL TITLE UNIT CONSISTING OF (NOT GUARANTEED): 2X BEDROOMS, 1X BATHROOMS, 1X KITCHEN AND 1X DINING ROOM

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 21 (TWENTY ONE) 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 R101 000.00 (ONE HUNDRED AND ONE THOUSAND RAND) to R400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000.00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 19 NOVEMBER 2024.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Tel: (012) 361-5001. Fax: (012) 361-6311. Ref: BONETTE TENNER / AHL4090.

AUCTION

Case No: 2024/006113 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 Paul Mgota, Execution Debtor

NOTICE OF SALE IN EXECUTION

05 FEBRUARY 2025, 11:30, 22 Voortrekker AAvenue, Corner 2Nd Street, Edenvale

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated 21 MAY 2024, in terms of which the following property will be sold in execution on WEDNESDAY, 5 FEBRUARY 2025 at 11:30by the Acting SHERIFF GERMISTON NORTHAT 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE, to the highest bidder subject to a reserve price of R650 000.00.

ERF 307 MARLANDS EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.R, PROVINCE OF GAUTENG. MEASURING 998

(NINE HUNDRED AND NINETY-EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER T5055/2021, SUBJECT TO SUCH

CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED. (`the property')

PHYSICAL ADDRESS: 1 7TH STREET, MARLANDS, GERMISTON.

ZONING: RESIDENTIAL

IMPROVEMENTS:

The following information is furnished but not guaranteed:

MAIN BUILDING: 3 bedrooms, entrance hall, 2 bathrooms, kitchen, dining room and a lounge OUTBUILDING: Bedroom, bathroom and a double garage - WHICH CANNOT BE GUARANTEED

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

The Rules of this auction are available 24 hours before the auction at the office of the Sheriff, Germiston North at 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE.

The Acting Sheriff GERMISTON NORTH will conduct the sale. Registration as a buyer is a prerequisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloandFileAction?id=99961)
 - B) FICA legislation i.r.o. proof of identity and address particulars.
- A) Payment of a Registration Fee of R50 000.00 by way of bank guarantee cheque or EFT that must reflect in the Sheriff's account

prior to the sale.

- B) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.
- C) The office of the Acting Sheriff for GERMISTON NORTH will conduct the sale with auctioneers MAB MAHLANGU and/or her

Deputy DAVID SHINAISI.

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 2 ND STREET, EDENVALE during normal office hours Monday to Friday.

Dated at Johannesburg, 10 DECEMBER 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel: 011-292-5777. Fax: 011-2925775. Ref: W STEPHEN/JD/MAT35839. The Citizen.

Case No: 2023/121898 DX31 SANDTON SQUARE

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

In the matter between Nedbank Limited, Plaintiff and SETHOJANA: LEHLOHONOLO Judgment Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 11:00, Sheriff Tshwane North - 139 Erich Mayor Street, Pretoria North

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 20 MAY 2024 in terms of which the below property will be sold in execution by the Sheriff TSHWANE NORTH on 31 JANAURY 2025 at 11:00at 139 ERICH MAYOR STREET, PRETORIA NORTH to the highest bidder with a court reserve of R275,000.00

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

- (a) Section No.844 as shown and more fully described on Sectional Plan No.SS328/2007, ("the sectional plan") in the scheme known as WONDERPARK ESTATE in respect of the land and building or buildings situated at ERF 886 KARENPARK EXTENSION 24 TOWNSHIP, LOCAL AURHORITY CITY OF TSHWANE METROPOLITAN of which section the floor area, according to the said sectional plan, is 42 (FORTY TWO) SQUARE METRES in extent and
- (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan ("the common property").

Held by DEED OF TRANSFER NUMBER ST9787/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER.

which is certain, and is zoned as a residential property comprising of the following: a bachelor/studio apartment in a complex comprising of an open layout open floor with open kitchen, bedroom & a bathroom. 1 carport parking, complex pool and other complex facilities.

WHICH CANNOT BE GUARANTEED

The property is situated at: FLAT 844 WONDERPARK ESTATE, 90 1 ST AVENUE, (CORNER HEINDRICH STREET) KARENPARK EXT 2in the magisterial district of TSHWANE NORTH

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff TSHWANE NORTH, 139 ERICH MAYER STREET, PRETORIA 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/DownloandFileAction?id=99961)
 - 2.FICA legislation i.r.o. proof of identity and address particulars.
 - 3. Payment of a Registration Fee in cash amounting to R15 000.00 (refundable)
 - 4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff TSHWANE NORTH, at 139 ERICH MAYER STREET, PRETORIA NORTH.

during normal office hours from Monday to Friday.

Dated at Johannesburg, 27 NOVEMBER 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Tel: (011) 292-5777. Fax: (011) 292-5775. Ref: N GAMBUSHE/MAT33910/rm. Citizen.

AUCTION

Case No: 2022-004708 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

04 FEBRUARY 2025, 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 the04 TH day of FEBRUARY 2025 at10:00 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, 26 NOVEMBER 2024.

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

AUCTION

Case No: 35713/2019

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

In the application of: (1) INVESTEC BANK LIMITED, Plaintiff and (1) GREGORY JEFFREY JOSEPH ROBERTS N.O.; (2) LERISA NATASHA ROBERTS N.O (in their respective capacities as Trustees of the Roberts Family Trust, Registration Number IT3276/2012) 3) GREGORY JEFFREY JOSEPH ROBERTS; (4) LERISA NATASHA ROBERTS, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 JANUARY 2025, 10:00, 5 MOUNT SHERMAN CRESCENT, MIDLANDS ESTATE, MIDSTREAM, CENTURION, SOUTH AFRICA

CASE NO: 35713/19

In the matter between: INVESTEC BANK LIMITED (Registration Number: 1969/004763/06), Applicant/Execution Creditor, GREGORY JEFFREY JOSEPH ROBERTS N.O. (Identity Number: 740526 5041 081), First Respondent/Execution Debtor, LERISA NATASHA ROBERTS N.O (Identity Number: 820212 0259 084), Second Respondent/Execution Debtor (in their respective capacities as Trustees of the Roberts Family Trust, Registration Number IT3276/2012) GREGORY JEFFREY JOSEPH ROBERTS (Identity Number: 740526 5041 081), Third Respondent/Execution Debtor LERISA NATASHA ROBERTS (Identity Number: 820212 0259 084), Fourth Respondent/Execution Debtor

NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 27 September 2024 in terms of which the following immovable property will be sold in execution, subject to a reserve price of R4,900,000.00 (four million, nine hundred thousand Rand) on 30 January 2025 at

10h00 by the Sheriff of the High Court, Kempton Park & Tembisa, at the Property situated at Erf 2214 Midstream Estate Ext. 2 with street address 5 MOUNT SHERMAN CRESCENT, MIDLANDS ESTATE, MIDSTREAM, CENTURION, SOUTH AFRICA:

Certain: Immovable Property

ERF 2214 MIDSTREAM ESTATE EXTENSION 25 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 1004 (ONE THOUSAND AND FOUR) SQUARE METRES As held: By the Execution Creditor under Deed of Transfer number T94531/2012

Physical address: 5 Mount Sherman Crescent, Midlands Estate, Midstream, Centurion

The Property Is Zoned: Residential

Improvements: The Property is a three bedroom, two bathroom house with a tiled roof and a TV/ living room, a dining room, lounge, a study, a kitchen, pantry and a laundry room. The Property has two garages as well as a swimming pool.

DESCRIPTION / EXTEND AND / OR IMPROVEMENTS ARE NOT GUARANTEED.

TFRMS:

- 1. The Purchaser shall pay a deposit of 10% of the purchase price in cash or by way of electronic funds transfer into the Sheriff's trust account on the day of the sale, and the balance against transfer to be secured by a bank or building society or other acceptable guarantee to be approved by the Execution Creditor and to be furnished within 21 (twenty-one) days from date of sale
- 2. All transfer dues, costs or transfers, and arrear levies, rates, taxes and other charges necessary to effect transfer of the Property are payable by the Purchaser.
- 3. The Purchaser shall pay the Sheriff's charges on the day of the sale, calculated as follows: 6% on the first R100,000 and then 3.5% on R100,001 to R400,000 and then 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000 and a minimum of R3,000 (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into the Sheriff's account, but exclusive of VAT).
- 4. The conditions of sale will be read out at the sale and may be inspected prior to the sale at the offices of the Sheriff Kempton Park & Tembisa at 5 Anemoon Road, Glen Marais, Kempton Park, South Africa, during office hours.

The execution creditor shall have the right to bid at the auction.

RULES OF AUCTION:

5. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Kempton Park & Tembisa, situated at 5 Anemoon Road, Glen Marais, Kempton Park, South Africa.

TAKE FURTHER NOTE THAT:

- 6. The Notice of Sale is in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act 68 of 2008 ("CPA"), and the regulations promulgated thereunder and the "Rules of Auction", where applicable.
 - 7. Registration as a buyer is a pre-requisite subject to conditions, including inter alia :-
 - a) Directive of the Consumer Protection Act 68 of 2008

(available at: 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 in cash/bank cheque; and
- d) Registration conditions.

DATED AT SANDTON ON THIS 18 TH DAY OF DECEMBER 2024.

EDWARD NATHAN SONNENBERGS INC., Applicant's Attorneys, Tower 1 | The Marc, 129 Rivonia Road, Sandton, JOHANNESBURG

Email: mmokoena@ensafrica.com and ckekana@ensafrica.com

(Ref: M Mokoena / C Kekana /)

C/O: Jacobson & Levy Inc.

Building A, 1st Floor

141 Boshoff Street

Nieuw Muckleneuk

Pretoria

0181

By email: letitia@jllaw.co.za

Dated at Johannesburg, 03 JANUARY 2025.

Attorneys for Plaintiff(s): Edward Nathan Sonnenbergs Inc., Tower 1, The MARC, 129 Rivonia Road, Sandton, Johannesburg. Tel: 0837040142. Fax: -. Ref: M Mokoena / C Kekana / 0503858.

AUCTION

Case No: 2021/55388 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 Judgment Creditor and Absa Bank Limited, Second Judgment Creditor and Noluthando Siphumelele Sindane, Judgment Debtor

NOTICE OF SALE IN EXECUTION

05 FEBRUARY 2025, 08:00, No. 5 2ND Avenue, Cnr. Station Road, Armadale (nkown as Viking)

This is a sale in execution pursuant to judgments obtained in the above Honourable Court dated the 13 SEPTEMBER 2022 and 20 NOVEMBER 2023in terms of which the below property will be sold in execution by the Sheriff BO KHUMALO on 28 FEBRUARY 2024 at 08:00at NO. 5 2ND AVENUE, CNR. STATION ROAD, ARMADALE (KNOWN AS VIKING)to the highest bidder, subject to a reserve price of R250 000.00.

ERF 117 LENASIA SOUTH EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG, MEASURING 660 (SIX HUNDRED AND SIXTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T43450/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. which is certain, and is zoned as a residential property inclusive of the following:

Main Building: 3 bedrooms, 2 bathrooms, 1 living room, 1 scullery, 1 lounge, 1 kitchen, 1 dining room, entrance hall and sun-room. Out Building: 1 bedroom, 1 bathroom and 1 single garage - WHICH CANNOT BE GUARANTEED.

The property is situated at: 16 Grosvenor Street, Lenasia South Ext 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 R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Judgment Creditors' conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff BO KHUMALO at NO. 5 2ND AVENUE, CNR. STATION ROAD, ARMADALE (KNOWN AS VIKING).

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

- 1. Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloandFileAction?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 BO KHUMALO at NO. 5 2ND AVENUE, CNR. STATION ROAD, ARMADALE (KNOWN AS VIKING)during normal office hours from Monday to Friday.

Dated at Johannesburg, 05 DECEMBER 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel: 011-292-5777. Fax: 011-2925775. Ref: W STEPHEN/JD/MAT32084. The Citizen.

AUCTION

Case No: 2022-027112

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

In the matter between: NEDBANK LIMITED, Plaintiff and NKATEKO AME SIWEYA 1st Execution Debtor LEHLOHONOLO TUBAKE SIWEYA 2nd Execution Debtor OLGA IRENE SIWEYA 3rd Execution Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 09:30, SHERIFF BOKSBURG AT 182 LEEUWPOORT STREET, BOKSBURG.

In execution of a judgment of the High Court of South Africa (Gauteng Division, Johannesburg) in the above-mentioned suit, a Sale subject to a reserve price of R900,000.00, will be held by the SHERIFF BOKSBURG AT 182 LEEUWPOORT STREET, BOKSBURG on 31 JANUARY 2025 at 09h30 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the SHERIFF BOKSBURG AT 182 LEEUWPOORT STREET, BOKSBURG.

CERTAIN: ERF 691 PARKRAND TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 975 (NINE HUNDRED AND SEVENTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T11700/2018, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, SITUATED AT 48 SLATER STREET, PARKRAND, BOKSBURG.

IMPROVEMENTS: (not guaranteed): FREESTANDING HOUSE COSISTING OF BRINCK WALLS AND TILED ROOF, 3 BEDROOMS, KITCHEN, DININGROOM, LOUNGE, 2 BATHROOMS / SHOWERS / TOILETS AND TRIPLE GARAGE.

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 SHERIFF BOKSBURG AT 182 LEEUWPOORT STREET, BOKSBURG.
 - 5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008.
 - 6. 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 R15,000.00 by EFT / Cash prior to commencement of the auction, in order to obtain a buyers card.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.
 - 7. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Johannesburg, 13 DECEMBER 2024.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc., 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Tel: 011 615 8591. Fax: 011 615 8655. Ref: NM/LS/N03105/ E-mail: foreclosure3@endersteins.co.za. Enderstein Malumbete Inc.

AUCTION

Case No: 2023-058076

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

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O. Judgement Creditor, Plaintiff and NTLOLOKI JOHANNA RAPOO Judgment Debtor, Defendant

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 10:00, 182 PROGRESS AVENUE TECHNIKON ROODEPOORT

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 ACTING SHERIFF ROODEPOORT SOUTH to the highest bidder subject to a reserve price of R360 000.00 and will be held on 31 January 2025 at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT at 10H00, of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT, prior to the sale.

CERTAIN: ERF 1314, SLOVOVILLE EXTENSION 1 TOWNSHIP, Registration Division I.Q., Province of GAUTENG, being ERF 1314 (ALSO KNOWN AS 42), SLOVOVILLE EXT 1, JOHANNESBURG, MEASURING: 351 (THREE HUNDRED AND FIFTY ONE) Square Metres; HELD under Deed of Transfer No. T36412/2019, Situated in the Magisterial District of ACTING SHERIFF ROODEPOORT SOUTH.

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

MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, COVERD PATIO. OUTSIDE BUILDINGS: 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, 04 DECEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Ndlovu Inc, C/o NVG Attorneys, Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Tel: 011 874-1800. Fax: 0866781356. Ref: MAT5373\LC/RL. Hammond Pole Ndlovu Inc, Boksburg.

AUCTION

Case No: 63565/2021

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

In the matter between: ABSA BANK LIMITED, Plaintiff and JOCKIA LUCKY NGWENYA IDENTITY NUMBER: 670111 5415 082 MOLAGABO JOHANNA MANTWA NGWENYA IDENTITY NO: 690731 0434 089, Defendant

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 10:00, AZANIA BUILDING, C/O ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA, GAUTENG

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit with a reserve price of R195 542.26 will be held by the ACTING SHERIFF PRETORIA SOUTH EAST AT THE SHERIFF'S OFFICE: AZANIA BUILDING, C/O ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA, GAUTENG on the 6th day of FEBRUARY 2025 at 10:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of TSHWANE CENTRAL on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at AZANIA BUILDING, C/O ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA, GAUTENG.

BEING: (1)A UNIT CONSISTING OF - (A)SECTION NO. 226 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS207/1993 IN THE SCHEME KNOWN AS SPRUITSIG PARK IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT SUNNYSIDE (PTA) TOWNSHIP, CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 69 (SIXTY NINE) SQUARE METRES IN EXTENT; AND (B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN; HELD BY DEED OF TRANSFER ST68507/2012 (2) AN EXCLUSIVE USE AREA DESCRIBED AS PARKING P282 MEASURING 13 (THIRTEEN) SQUARE METRES BEING SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS SPRUITSIG PARK IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT SUNNYSIDE (PTA) TOWNSHIP, AS SHOWN AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO.SS207/1993 HELD BY NOTARIAL DEED OF CESSION NUMBER SK4526/2012; PHYSICAL ADDRESS:331 MAROELA SPRUITSIG PARK, 420 LEYDS STREET, SUNNYSIDE, PRETORIA, GAUTENG (BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI);

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A SECTIONAL TITLE UNIT CONSISTING OF (NOT GUARANTEED): 2X BEDROOMS, 1X BATHROOM, 1X KITCHEN, 1X LOUNGE AND SINGLE CARPORT

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

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

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000,00 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PER CENT) ON R100 001.00 (ONE HUNDRED THOUSAND AND ONE RAND) to R400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000.00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 27 NOVEMBER 2024.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Tel: (012) 361-5001. Fax: (012) 361-6311. Ref: BONETTE TENNER / AHL3598.

AUCTION

Case No: 2023-036604

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

In the matter between: Firstrand Bank Limited, Judgement Creditor and Thobeka Litha Ntikinca, Judgement Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 09:30, 182 Leeuwpoort Street, Boksburg

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 Boksburg to the highest bidder subject to a reserve price of R175 469.00 and will be held at 182 Leeuwpoort Street, Boksburg on 31 January 2025 at 09H30 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 182 Leeuwpoort Street, Boksburg, prior to the sale.

Certain: A UNIT CONSISTING OF: SECTION NO. 35 as shown and more fully described on Sectional Plan No. SS31/2009 in the scheme known as EVELEIGH ESTATES in respect of the land and building or buildings situate at EVELEIGH EXTENSION 38, LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 71(Seventy One) square metres in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan. HELD under Deed of Transfer No. ST15594/2018, situated at UNIT 35 EVELEIGH ESTATES, 236 EDGARS ROAD, EVELEIGHT EXT 38, Situated in the Magisterial District of BOKSBURG.

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

MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 SHOWER, 1 WC. OUTSIDE BUILDINGS: 1 CARPORT. 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, 19 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc. C/o NVG Attorneys, Menlo Chambers, No. 49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT453163/AK/RL. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 65863/2020 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and SAMUEL SIBANDA CONSTANCE SIBANDA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 IANUARY 2025, 09:30, 182 LEEUWPOORT STREET, BOKSBURG

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 29 th of November 2021 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of BOKSBURG on FRIDAY the 31 ST day of JANUARY 2025 at 09:30 at 182 LEEUWPOORT STREET, BOKSBURG with a reserve price of R300,000.00.

CERTAIN: A UNIT CONSISTING OF -

- (A) SECTION NO. 149 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS214/2009 IN THE SCHEME KNOWN AS PEBBLE FALLS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT COMET EXTENSION 1 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
- (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.4, HELD BY DEED OF TRANSFER NO. ST40568/2009

ZONING: General Residential (not guaranteed)

The property is situated at SECTION 149 (DOOR 149) PEBBLE FALLS, GRAAFF STREET, COMET EXTENSION 1, BOKSBURG and consists of 2 bedrooms, kitchen, lounge, bathroom/shower/toilet and carport (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 Boksburg situated at 182 Leeuwpoort Street, Boksburg 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 R15 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, 13 NOVEMBER 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482 5652. Fax: 011 482 5653. Ref: R.NEL/MI/MAT108373. R. NEL.

AUCTION

Case No: 2017/21311 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and NKULULEKO THEMBA SIBISI GIVEN KHOZA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10:00, 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT

KINDLY TAKE NOTICE THAT in pursuance of the Judgments granted by the above Honourable Court in the above matter on the 1st of February 2018 and the 29th of March 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of

the High Court for the district of ROODEPOORT SOUTH on FRIDAY the 31ST day of JANUARY 2025 at 10:00 at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT with a reserve price of R357,000.00.

CERTAIN: ERF 11311 DOBSONVILLE EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 254 (TWO HUNDRED AND FIFTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T41024/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at STAND 11311 MOZESANE STREET, DOBSONVILLE EXTENSION 2, SOWETO and consists of Lounge, Dining Room, Kitchen, 3 Bedrooms, 1 Bathroom, 1 Water Closet, out garage and a Storeroom (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 Roodepoort South situated at 182 Progress Avenue, Technikon, Roodepoort 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 R30 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, 03 DECEMBER 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482 5652. Fax: 011 482 5653. Ref: R.NEL/MJ/MAT54265. R. NEL.

AUCTION

Case No: 2023-018229

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

In the matter between: NEDBANK LIMITED, Plaintiff and MOELETSI SELEKA MOSES MOEKETSI Respondent

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 09:30, SHERIFF BOKSBURG AT 182 LEEUWPOORT STREET, BOKSBURG.

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 R275,000.00, will be held by the SHERIFF BOKSBURG AT 182 LEEUWPOORT STREET, BOKSBURG on 31 JANUARY 2025 at 09h30 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the SHERIFF BOKSBURG AT 182 LEEUWPOORT STREET, BOKSBURG.

CERTAIN: PORTION 168 OF ERF 3250 DAWN PARK EXTENSION 35 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 240 (TWO HUNDRED AND FORTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T50632/2005, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, SITUATED AT 168 SHIRLEY STREET, DAWNPARK, BOKSBURG.

IMPROVEMENTS: (not guaranteed): FREESTANDING HOUSE CONSISTING OF 2 BEDROOMS, KITCHEN. LIVING ROOM, BATHROOM.

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.

Case No: 51092/2023

- 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 SHERIFF BOKSBURG AT 182 LEEUWPOORT STREET, BOKSBURG.
 - 5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008.
 - 6. 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 R15,000.00 by EFT / Cash prior to commencement of the auction, in order to obtain a buyers card.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for
 - 7. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Johannesburg, 13 DECEMBER 2024.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc., 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Tel: 011 615 8591. Fax: 011 615 8655. Ref: NM/LS/N02517/ E-mail: foreclosure3@endersteins.co.za. Enderstein Malumbete Inc.

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LTD ABSA BANK LIMITED, Plaintiff and SAMUEL MBONGISENI MAVIMBELA IDENTITY NUMBER: 840103 5359 084 TEBALELO ROSE MAVIMBELA IDENTITY NUMBER: 820709 0346 084, Defendant

NOTICE OF SALE IN EXECUTION

03 FEBRUARY 2025, 11:00, 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION

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 R298 891.14 will be held by the SHERIFF CENTURION WEST AT 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION, GAUTENG on the 3rd day of FEBRUARY 2025 at 11:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of TSHWANE CENTRAL on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION, GAUTENG.

BEING: (1) A UNIT CONSISTING OF- (A)SECTION NO. 6 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS88/2013, IN THE SCHEME KNOWN AS ACACIA 7294 IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 7294 OLIEVENHOUTBOS EXTENSION 36 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 47 (FORTY SEVEN) SQUARE METRES IN EXTENT; AND (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 ST80898/2019 SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED. PHYSICAL ADDRESS: UNIT 6 ACACIA, 6694 ISAZI STREET, OLIEVENHOUTBOSCH EXTENSION 36, CENTURION, GAUTENG (BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI); The following information is furnished regarding the improvements, though in this respect nothing is guaranteed:

A SECTIONAL TITLE UNIT CONSISTING OF (NOT GUARANTEED): 2X BEDROOMS, 1X BATHROOM, 1X KITCHEN AND 1X LOUNGE

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

TERMS: 10% (TEN PER CENT) of the purchase price in cash on conclusion of the sale and demand by the Sheriff; the balance payable against registration of transfer - a guarantee to be furnished within 21 (TWENTY ONE) 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 R101 000.00 (ONE HUNDRED AND ONE THOUSAND RAND) to R400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000.00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 19 NOVEMBER 2024.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Tel: (012) 361-5001. Fax: (012) 361-6311. Ref: BONETTE TENNER / AHL4003.

AUCTION

Case No: 11802/2022

PH46A

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

In the matter between: FIRSTRAND BANK LIMITED Judgement Creditor and MATOME JERRY TEPANYEKGA 1st Judgment Debtor THABILE SANNAH NGWENYA 2nd Judgment Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 09:30, 182 LEEUWPOORT STREET, BOKSBURG

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 BOKSBURG to the highest bidder SUBJECT TO A RESERVE PRICE OF R350 000.00 and will be held at 182 LEEUWPOORT STREET, BOKSBURG on 31 JANUARY 2025 at 09H30 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 182 LEEUWPOORT STREET, BOKSBURG, prior to the sale.

CERTAIN: ERF 7452 WINDMILL PARK EXTENSION 16 TOWNSHIP, Registration Division I.R, Province of GAUTENG, being 7452 INTENDELE CRESCENT, WINDMILL PARK EXT 16, BOKSBURG, MEASURING: 250 (TWO HUNDRED AND FIFTY) Square Metres; HELD under Deed of Transfer No. T34303/2018, Situated in the Magisterial District of BOKSBURG.

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, KITCHEN, LOUNGE, BATHROOM/TOILET AND 1 WC. OUTSIDE BUILDINGS: NONE. SUNDRIES: NONE

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

Dated at Hammond Pole Majola Inc, Boksburg, 19 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, no. 49 11th street Menlo Park Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT449192\ ANNERI FRITZ\TK. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 2021/31873 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 Lebusho Lesego Louise Moahlodi, Execution Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 09:30, 182 Leeuwpoort Street, Boksburg

T This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated 25 AUGUST 2022 , in terms of which the below property will be sold in execution by the Sheriff BOKSBURG on 31 JANUARY 2025 , at 09:30 , at 182 LEEUWPOORT STREET, BOKSBURG, to the highest bidder subject to a reserve price of R439 000.00.

A unit consisting of -

(a) Section No. 730 as shown and more fully described on Sectional Plan No. SS000000062/2020 in the scheme known as GREENPARK in

respect of the land and building or buildings situated at LILIANTON EXTENSION 8 AND EXTENSION 9 TOWNSHIPS, LOCAL AUTHORITY CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 53 (FIFTY THREE) SQUARE METRES in extent; and

(b) An undivided share in 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 ST23149/2020 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF GREENPARKRESDIENTS ASSOCIATION. which is certain, and is zoned as a residential property inclusive of the following:

Main Building: 2 bedrooms, kitchen, lounge, bathroom/shower/toilet and a car port - WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 730 GREENPARK LIFESTYLE ESTATE, CORNER SETT AND PRETORIA ROAD, WITFIELD, BOKSBURG, and falls within the Magisterial District of EKURHULENI 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 Judgment Creditor's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG.

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/DownloandFileAction?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 BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG during normal office hours from Monday to Friday.

Dated at Johannesburg, 03 DECEMBER 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel: 011-292-5777. Fax: 011-2925775. Ref: W STEPHEN/JD/MAT32079. The Citizen.

AUCTION

Case No: 53879/2023

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

In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LTD ABSA BANK LIMITED, Plaintiff and BUSISIWE SOPHIE SKOSANA IDENTITY NUMBER: 841106 0757 086, Defendant

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 11:00, 139 ERICH MAYER STREET, PRETORIA NORTH

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 R357 719.00 will be held by the SHERIFF

TSHWANE NORTH AT THE SHERIFF'S OFFICE: 139 ERICH MAYER STREET, PRETORIA NORTH on the 31th day of JANUARY 2025 at 11:00 of the under mentioned immovable property of the Judgment Debtors, which immovable property falls within the Magisterial district of TSHWANE CENTRAL on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at 139 ERICH MAYER STREET, PRETORIA NORTH

BEING: A Unit consisting of- (a) Section No. 16 as shown and more fully described on Sectional Plan No. SS1074/2006, in the scheme known as WILD OLIVE in respect of the land and building or buildings situated at THERESAPARK EXTENSION 52 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 93 (NINETY THREE) SQUARE METRES in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER ST248/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

PHYSICAL ADDRESS: UNIT 16 WILD OLIVE, 345 WATERBOK STREET, THERESAPARK EXTENSION 52, PRETORIA, GAUTENG

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 DINING ROOM, 1X LOUNGE AND 1X SINGLE CARPORT

In terms of Regulation 26 of the Consumer Protection Act 68 of 2008 potential bidders must register in the bidder's record with the sheriff, prior to the sale, which registration must meet the requirements of the regulations in terms of the Financial Intelligence Centre Act , 38 of 2001. TERMS: 10% (TEN PER CENT) of the purchase price in cash on conclusion of the sale and demand by the Sheriff; the balance payable against registration of transfer - a guarantee to be furnished within 15 (FIFTEEN) days from the date of sale. SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000,00 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PER CENT) ON R100 001.00 (ONE HUNDRED THOUSAND AND ONE RAND) to R400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000.00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 11 NOVEMBER 2024.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Tel: (012) 361-5001. Fax: (012) 361-6311. Ref: BONETTE TENNER / AHL3573. -.

AUCTION

Case No: 2022-011229 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and JESSICA TSHABALALA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

04 FEBRUARY 2025, 11:00, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 22nd of August 2024 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 RANDBURG WEST on WEDNESDAY the 04 TH day of FEBRUARY 2025 at 11:00 at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder, subject to a reserve price of R662,489.28.

CERTAIN:

A UNIT CONSISTING OF -

(A) SECTION NO. 76 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS927/2006, IN THE SCHEME KNOWN AS KWELA CLOSE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT DOUGLASDALE EXTENSION 83 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 150 (ONE HUNDRED AND FIFTY) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NUMBER ST5882/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

ZONING: General Residential (not guaranteed)

The property is situated at UNIT 76 KWELA CLOSE, 76 NIVEN STREET, DOUGLASDALE EXTENSION 83, SANDTON and consists of an Open Plan Lounge, Kitchen, Bathroom, 2 Bedrooms, 2 Carports, Garden, Tiled Roof, Concrete Walls, Steel Windows. (in this respect, nothing is guaranteed).

The aforementioned property will be sold subject 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 RANDBURG WEST situated at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND 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 (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, 13 NOVEMBER 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482 5652. Fax: 011 482 5653. Ref: R.NEL/MJ/MAT95445. R. NEL.

AUCTION

Case No: 2023/81678 Docex 262, JOHANNESBURG

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

In the matter between: NEDBANK LIMITED, Plaintiff and COETZEE, J, Defendant NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

04 FEBRUARY 2025, 10:00, Sheriff of the High Court, Johannesburg West at 139 Beyers Naude Drive, Franklin Rooseveldt Park, Johannesburg

This is a sale in execution pursuant to a Judgment obtained in the above Honourable Court dated 24 January 2024, in terms of which the following property will be sold in execution by the Sheriff of the High Court, Johannesburg West at 139 Beyers Naude Drive, Franklin Rooseveldt Park, Johannesburg on the 4 February 2025 at 10H00, without reserve.

Certain: Remaining Extent of Erf 561, Riverlea; Registration Division: I.Q.; Situated at 31 Lena Street, Riverlea, Johannesburg; measuring 242 Square Metres;

Zoned: Residential; held under Deed of Transfer No. 21754/1998.

Improvements: (The nature, extent, condition and existence of the improvements are not guaranteed): 3 Bedrooms, 1 Bathroom plus Toilet,, Lounge, Kitchen.

The Purchaser shall in addition to the Sheriff's commission, which is 6% on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5 per cent on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Johannesburg West at 139 Beyers Naude Drive, Franklin Rooseveldt Park, Johannesburg. The Sheriff Johannesburg 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. 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 by way of EFT prior to the sale.
- D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Johannesburg West at 139 Beyers Naude Drive, Franklin Rooseveldt Park, Johannesburg, during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 19 DECEMBER 2024.

Attorneys for Plaintiff(s): Biccari Bollo Mariano Inc, Oxford & Glenhove Building 1, Ground Floor, 116 Oxford Road, Melrose Estate, Johannesburg. Tel: 011 628-9300. Fax: -. Ref: W Hodges/RN6231. -.

AUCTION

Case No: 82216/2017 PH46A

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

In the matter between: Firstrand Bank Limited, Judgement Creditor and Jeanett Sithole, Judgement Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 10:00, 50 Edwards Avenue, Westonaria

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 Acting Sheriff Westonaria to the highest bidder Subject To A Reserve Price Of R256 462.07 and will be held at 50 Edwards Avenue, Westonaria on 31 January 2025 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 50 Edwards Avenue, Westonaria, prior to the sale.

Certain: Erf 16980 Protea Glen Extension 16 Township, Registration Division I.Q., Province of Gauteng, being 16980 Abrams Street, Protea Glen Ext 16, Measuring: 263 (Two Hundred And Sixty Three) Square Metres; Held under Deed of Transfer No. T9525/2007, Situated in the Magisterial District of Westonaria.

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. 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.

The auction will be conducted by the Acting Sheriff, Mr Rudi Vermeulen, or his deputy.

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

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

(a) Directive of the Consumer Protection Act 88 of 2008.

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

Rule of the auction and conditions of sale may be inspected at the sheriff's office, 50 Edwards Avenue, Westonaria, 24 hours prior to the auction.

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

All bidders are required to pay R50 000.00 (refundable) registration fee one (1) day prior to the date of sale, EFT or bank guarantee cheque, No Cash Accepted, in order to obtain a buyers card.

Dated at Hammond Pole Majola Inc, Boksburg, 29 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT268224\AP\RL. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 55385/2021 PH46A

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

In the matter between: Firstrand Bank Limited, Judgement Creditor and Valerie Ingrid Martha Williams, Judgement Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 09:30, 182 LEEUWPOORT STREET, BOKSBURG

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 BOKSBURG to the highest bidder SUBJECT TO A RESERVE PRICE OF R300 000.00 and will be held at 182 LEEUWPOORT STREET, BOKSBURG on 31 JANUARY 2025 at 09:30, of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 182 LEEUWPOORT STREET, BOKSBURG, prior to the sale.

CERTAIN: ERF 410, DELMORE PARK EXTENSION 2 TOWNSHIP, Registration Division I.R., Province of GAUTENG, being 30 KATONKEL STREET, DELMORE EXT 2, MEASURING: 375 (THREE HUNDRED AND SEVENTY FIVE) Square Metres; HELD under Deed of Transfer No. T28836/2011, Situated in the Magisterial District of BOKSBURG.

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, 1 SHOWER AND 2 WC. OUTSIDE BUILDINGS: 2 GARAGES. SUNDRIES: NONE.

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

Dated at Hammond Pole Majola Inc, Boksburg, 19 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc, C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Tel: 011 874-1800. Fax: 0866781356. Ref: MAT448014/AF/MV. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 3115 / 2022

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

In the matter between: THE BODY CORPORATE OF WILLOW GARDENS, Plaintiff and TEVIN GLADWYN BISSEN N.O. and SB GUARANTEE CO RF (PTY) LTD and CITY OF JOHANNESBURG, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10:00, SHERIFF ROODEPOORT NORTH AT 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT

A unit consisting of

- (a) SECTION TITLE UNIT 22 as shown and more fully described on Sectional Plan No ST 40712 / 2016 in the scheme known as WILLOW GARDENS in respect of the land and building or buildings situated at UNIT 22, WILLOW GARDENS, POTGIETER AVENUE, HAMBERG, ROODEPOORT, of which section the floor area, according to the said sectional plan is83 (EIGHTY 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. IN EXTENT: 83 (EIGHTY THREE) SQUARE METRES; HELD BY: Deed of Transfer No. ST 40712 / 2016 and subject to the conditions contained therein.

MORE specifically known as UNIT 22, WILLOW GARDENS, POTGIETER AVENUE, HAMBERG, ROODEPOORT.

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

Property Description: The premises is a Sectional Title Unit. The unit consists of a kitchen, lounge, two bedrooms and 1 bathroom.

The terms are as follows

- 1 10% (ten percent) of the purchase price in cash, bank guaranteed cheque or by way of an electronic funds transfer on the day of the sale, and the balance against transfer to be secured by a bank or building society or other acceptable guarantee to be approved by the execution creditor and to be furnished within 21 (twenty one) days from date of sale;
- 2 all transfer dues, costs or transfers, and arrear levies, rates, taxes and other charges necessary to effect transfer of the property are payable by the purchaser;
- 3 auctioneers charges payable on the day of the sale, to be calculated as follows: 6% (Six Percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and 3.5 % (Three And A Half Percent) on R100 001.00 to R400 000.00 AND 1.5% on the balance thereof, of the proceeds of the sale, subject to a maximum commission of R40 000.00 (Forty Thousand Rand) PLUS VAT in total and a minimum of R3 000.00 (Three Thousand Rand), (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account) which commission shall be paid by the Purchaser.

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

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

RULES OF AUCTION -

A copy of the Rules of Auction is available from the offices of the Sheriff Roodepoort North.

TAKE FURTHER NOTE THAT -

- 1 the Notice of Sale is in accordance with the provisions of Rule 43 of the Magistrate Court Rules, as amended, as well as the provisions of the Consumer Protection Act 68 of 2008 ("CPA"), the Regulations promulgated thereunder and the "Rules of Auction", where applicable;
- 2 prospective bidders must, prior to the commencement of the auction, register as such in terms of the Regulations of the CPA by providing proof of identity and residence in terms of the Financial Intelligence Centre Act 38 of 2001 ("FICA");
- 3 a Registration Fee of R50, 000.00 (Fifty Thousand Rand) is payable by electronic funds transfer before sale:
 - 4 the Registration Conditions, as set out in the Regulations of the CPA, will apply;
- 5 a copy of the CPA and the Regulations thereto, are available at www.acts.co.za (the Act) and www.info.gov.za (the Regulations).

Dated at EDENVALE, 10 DECEMBER 2024.

Attorneys for Plaintiff(s): DE PINHO ATTORNEYS, 20A MARE ROAD, EDENVALE. Tel: 011 057 9933. Fax: -. Ref: Mrs SL Lowe / NK / 374 - 101049.

AUCTION

Case No: 2017-38175 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and VAN COLLER: ANDRIES VAN COLLER: SHERALDINE PATRICIA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 30 June 2018 and 10 July 2024 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 ROODEPOORT on FRIDAY the 31ST day of JANUARY 2025 at 10:00 at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the highest bidder with a reserve price of R286,000.00.

CERTAIN: ERF 316 GEORGINIA TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, IN EXTENT 769 (SEVEN HUNDRED AND SIXTY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T19754/2006, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: General Residential (not guaranteed)

The property is situated at 22 ONSLOW AVENUE, GEORGINIA, ROODEPOORTand consists of: MAIN DWELLING: 1 lounge, 1 dining room, 1 kitchen, 3 bedrooms, 1 bathroom, 1 shower, 1 toilet. SECOND DWELLING: 1 lounge, 1 bedrooms, 1 bathroom, 1 shower (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 ROODEPOORT situated at THE SHERIFF'S OFFICE ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN,

ROODEPOORT 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 (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 IOHANNESBURG. 13 NOVEMBER 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482 5652. Fax: 011 482 5653. Ref: R.NEL/MJ/MAT104008. R. NEL.

AUCTION

Case No: 2021/2189 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 Petros Cebolenkosi Thwalo, Execution Debtor

NOTICE OF SALE IN EXECUTION

05 FEBRUARY 2025, 14:00, 61 VAN REBEECK STREET, ALBERTON

This is a sale in execution pursuant to judgments obtained in the above Honourable Court dated 9 MAY 2022, 27 JULY 2023 and 10 OCTOBER 2024, respectively in terms of which the below property will be sold in execution by the Acting Sheriff JOHANNESBURG EAST J.A. THOMAS and/or P.ORA and/or A JEGELS on WEDNESDAY, 5 FEBRUARY 2025 at 14:00at 61 VAN REBEECK STREET, ALBERTON to the highest bidder, subject to a reserve price of R400 000.00.

ERF 6009 KENSINGTON TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T44758/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED which is certain, and is zoned as a residential property inclusive of the following: MAIN BUILDING CONSISTING OF: 3 bedrooms, 1 lounge, 1 dining room, 1 kitchen, 1 pantry and 1 bathroom - WHICH CANNOT BE GUARANTEED.

The property is situated at: 11 BUCKINGHAM ROAD, KENSINGTON, IOHANNESBURG.

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

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

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

- 1. Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloandFileAction?id=99961).
 - 2. FICA legislation i.r.o. proof of identity and address particulars.
- 3. Payment of a Registration Fee of R50 000.00 by EFT that must reflect in the Sheriff's account prior to the sale.
- 4. Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.
- 5. The office of Acting Sheriff Johannesburg East will conduct the sale with auctioneers J.A. Thomas and/or P.Ora and/or A Jegels.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff JOHANNESBURG EAST at 61 VAN REBEECK STREET, ALBERTON during normal office hours from Monday to Friday.

Dated at Johannesburg, 05 DECEMBER 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel: 011-292-5777. Fax: 011-2925775. Ref: W STEPHEN/JD/MAT31354. The Citizen.

AUCTION

Case No: 121370/2023

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

In the matter between: FIRST RAND BANK LIMITED (formerly known as FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED), Plaintiff and ISRAEL GAOBUSIWE MOLETE, Defendant NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 11:00, SHERIFF ODI/GARANKUWA, MORULA SUN RESORT, MABOPANE

A Sale in Execution of the undermentioned property as per Court Order dated the 25 TH JULY, 2024 will be

held with a reserve of R157,471.33 at SHERIFF GA-RANKUWA/ODI, at MORULA SUN RESORT, MABOPANE on the $6\ \text{th}$ FEBRUARY, 2025 at $11\ \text{H}$ 00

Full Conditions of Sale can be inspected at the SHERIFF OF THE HIGH COURT GA-RANKUWA/ ODIat 2956 DR MOKGOKONG STREET, BLOCK U EXTENSION 1, MABOPANE and will also be read out by the Sheriff prior to the sale in execution.

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

PROPERTY: UNIT 3957 MABOPANE UNIT B TOWNSHIP

REGISTRATION DIVISION | R PROVINCE OF THE NORTH WEST

MEASURING: 323 SQUARE METRES

HELD BY DEED OF TRANSFER NO. TG1248/1980BP KNOWN AS: 6322 MMOLAWA STREET, MAPOPANE B

IMPROVEMENTS: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, TOILET THE PROPERTY IS ZONED Residential (the accuracy hereof not guaranteed)

1. The rules of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, ODI/GARANKUWA, 2956 DR MOKGOKONG STREET, BLOCK U EXTENSION 1, MABOPANE during office hours.

Advertising cost at current publication rates and sale costs according to Court Rules apply Registration a buyer is a pre-requisite subject to condition, inter alia

- (a) Directive of the Consumer Protection Act 68 of 2008
 - $(URL\ http://www.info.gov.za/view/Download\ Files\ Action?id=99961)$
- (b) Fica-legislation: Requirement proof of ID and residential address
- (c) Payment of a Registration fee of R15 000,00 (refundable)in cash or eft
- (d) Registration condition
- (e) The Sheriff will conduct auction

Dated at PRETORIA, 10 IANUARY 2025.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: 012 325 4185. Fax: 012 328 3043. Ref: DU PLOOY/LM/GP13004- e-mail : lorraine@hsr.co.za. -.

AUCTION

Case No: 2024/011857

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

In the matter between: Nedbank Limited, Execution Creditor, and Zwane, Sakhile (Id No. 9405165788086), Judgment Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 10:00, Acting Sheriff Westonaria, 50 Edwards Avenue, Westonaria

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 R383530.00 will be held by the Acting Sheriff Westonaria at 50 Edwards Avenue, Westonaria on the 31st day of January 2025 at 10h00 of the undermentioned property of the Judgment Debtor 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 Acting Sheriff Westonaria, 50 Edwards Avenue, Westonaria (short description of the property, situation and street number). Certain: Erf 16520 Protea Glen Extension 16 Registration Division I.Q., The Province of Gauteng, Held by Deed of Transfer No. T25837/2021, subject to the conditions therein contained. Measuring: 252 (Two Hundred and Fifty Two) square metres. Situated at: 33 Alpine Street, Protea Glen Ext. 16, Protea Glen, Improvements: (none of which are quaranteed) consisting of the following: Main building: Lounge, Kitchen, 3 Bedrooms, 1 Bathroom. Outbuildings: None. Constructed: Brick under corrugated iron. 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 if applicable and and a minimum of R3000.00, plus VAT if applicable. TAKE NOTICE FURTHER THAT - 1) The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuance of an order granted against the Judgment Debtor for money owing to the Execution Creditor. 2) The rules of this auction and conditions of sale may be inspected at the office of the Acting Sheriff Westonaria, 50 Edwards Avenue, Westonaria, 24 hours prior to the auction, 3) Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloadFileAction?id=99961). B) FICA legislation i.r.o. proof of identity and address particulars. All bidders are required to present their Identity Document with proof of residence for FICA compliance. C) All bidders are required to pay R50000.00 cash (refundable) registration fee via EFT. D) The Purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or bank guaranteed cheque on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. E) The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon balance of the purchase price being secured in terms of condition 7.1 of the conditions of sale. F) Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of possession of the property to date of registration. The auction will be conducted by the Acting Sheriff, Mr Rudi Vermeulen or his deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Johannesburg, 11 NOVEMBER 2024.

Attorneys for Plaintiff(s): Rossouws Lesie Inc., 8 Sherborne Road, Parktown, Johannesburg. Tel: (011)7269000. Fax: (011)7263855. Ref: M0029491/N Roets/R Beetge. -.



AUCTION

Case No: 2023-120091

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and NGORIMA CLAY FOREACH ID NO. 720901 6211 088 NGORIMA CLAY FOREACH N.O IN HIS CAPACITY AS DULY APPOINTED EXECUTOR IN THE ESTATE OF THE LATE ESTER NGONIDZASHE NGORIMA, Defendant

NOTICE OF SALE IN EXECUTION

28 JANUARY 2025, 11:00, SHERIFF HALFWAY HOUSE-ALEXANDRA 614 JAMES CRESCENT HALFWAY HOUSE

This is a Sale in Execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant to a Judgment granted against the First and Second Respondents, jointly and severally, the one paying the others be absolved for money owing to the Applicant in the above Honourable Court dated the 27th day of MAY 2024 in terms of which the right, title and interest in and

to the leasehold held under Notarial Deed of Lease K2672/2010L on the following immovable property will be sold in execution on the 28th day of JANUARY 2025 at 11:00 at the SHERIFF`S OFFICE, HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT HALFWAY HOUSE to the highest bidder with a reserve price of R8 500 000.00.

CERTAIN PROPERTY:- ERF 924 JUKSKEI VIEW EXTENSION 19 TOWNSHIP, REGISTRATION DIVISION, I.R., THE PROVINCE OF GAUTENG, SITUATE AT:- 63 LIVINGSTONE FALLS ROAD, JUKSKEI EXT 19, MIDRAND, MEASURING:- MEASURING 1150 (ONE THOUSAND ONE HUNDRED AND FIFTY) SQUARE METRES, HELD BY CERTIFICATE OF REGISTERED TITLE: T43610/2010

ZONING: Residential IMPROVEMENTS:

The following information is furnished but not guaranteed: -

MAIN BUILDING: DOUBLE STOREY, ENTRANCE HALL, LOUNGE, DINING ROOM, FAMILY ROOM, STUDY, KITCHEN, PANTRY, SCULLERY, BEDROOMS X4, BATHROOMS X4, SHOWERS X4, WC X5, DRESSING ROOM, PUB X1, PATIO/BALCONY X2. OUTBUILDINGS: GARAGE X4, SERVANTS, STOREROOM, BATHROOM / WCX1,

The purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the proceeds of the sale up to a price of R100,000.00 (One Hundred Thousand Rand) and thereafter 3.5% (three point five percent) on R100,001.00 to R400,000.00 and 1.5% on the balance of the proceed of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (Ten Percent) of the purchase price in bank guaranteed cheque or EFT into the Sheriff's Trust Account immediately upon closing of the bid. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 (twenty one) days after the date of sale or after the date of confirmation of the sale by the court.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT HALFWAY HOUSE

The Auction will be conducted by the Sheriff Halfway House - Alexandra, or his deputy. Registration as a buyer is a pre-requisite subject to conditions, inter alia:-

A) Directive of the Consumer Protection Act 68 of 2008

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

- B) FICA legislation i.r.o. proof of identity and address particulars. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.
- C) All bidders are required to pay R50 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

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

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

Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at the rate of 1% of the purchase price per month or part thereof.

DATED at JOHANNESBURG on this the 27th day of NOVEMBER 2024.

Dated at JOHANNESBURG, 09 JANUARY 2025.

Attorneys for Plaintiff(s): JAY MOTHOBI INCORPORATED, 9 ARNOLD ROAD, ROSEBANK, 2196. Tel: 011-268-3500. Fax: 086-653-2300. Ref: MR Q OLIVIER/mg****E-MAIL: madeleine@jay.co.za.

AUCTION

Case No: 84367/2023

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

In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Guy Mayebika Ngombe, First Judgment Debtor; Kayenge Dolly Ngombe, Second Judgment Debtor

Case No: 2023/087357

NOTICE OF SALE IN EXECUTION

28 JANUARY 2025, 10:00, 61 Van Riebeeck Avenue, Alberton

A Sale In Execution of the undermentioned property is to be held by the Sheriff Johannesburg South at the Sheriff's Office at 61 Van Riebeeck Avenue, Alberton on Tuesday, 28 January 2025 at 10h00. Full conditions of sale can be inspected at the offices of the Sheriff Johannesburg South, 61 Van Riebeeck Avenue, Alberton 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 3221, Glenvista Extension 6 Township, Registration Division: IQ, Gauteng Province, Measuring: 1 371 square metres, Deed of Transfer: T46514/2011, Also known as: 44 Thaba Bosigo Avenue, Glenvista Ext 6. Magisterial District: Johannesburg Central.

Improvements: A freestanding single storey building with: Main Building: 4 bedrooms, 2 bathrooms, lounge, dining room, kitchen, scullery, brick walls. Outbuilding: Double garage. 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 Hillary Road, cnr Trevor Street, Gilllview.
- 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.

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, 08 JANUARY 2025.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012) 342-9164. Fax: (012) 342-9165. Ref: Mr M Coetzee/AN/F7782. -.

AUCTION

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

In the matter between: Firstrand Bank Limited, Applicant and Nkosana Prince Mkize, ID: 8311085606088, 1st Respondent City of Tshwane Metropolitan Municipality, 2nd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 11:00, Sheriff Tshwane North at 139 Erich Mayer Street, Pretoria 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 1st Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R638000.00 to the highest bidder, will be held by the AT SHERIFF TSHWANE NORTH at 139 ERICH MAYER STREET, PRETORIA NORTH on 31 January 2025 at 11:00AM of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: ERF 5631 THE ORCHARDS EXTENSION 46 TOWNSHIP:

REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG;

MEASURING: 300 SQUARE METRES;

HELD BY DEED OF TRANSFER NO. T92507/14; SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated: 10 HYSSOP STREET, THE ORCHARDS EXT 46, PRETORIA

Zoned: RESIDENTIAL

The property consists of DWELLING WITH LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 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 TSHWANE NORTH at 139 ERICH MAYER STREET, PRETORIA 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 R0.00 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 TSHWANE NORTH at 139 ERICH MAYER STREET, PRETORIA NORTH.

Dated at PRETORIA, 02 DECEMBER 2024.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT17508/R VAN DEN BURG LVDW.

AUCTION

Case No: 2187/2022

IN THE HIGH COURT OF SOUTH AFRICA (JOHANNESBURG)

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and ELVIS MZUKISI NTUTA (IDENTITY NUMBER: 810821 5437 08 1), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY 29 JANUARY 2025, 11:00, 99-8TH STREET, SPRINGS

A Sale in execution will be held by the Sheriff of The High Court, Sheriff Springs on 29th day of January 2025 at 11h00 at 99-8th Street, Springs, of the Defendant property, described below with the reserve price of R345 909.00.

ERF 14220, KWA-THEMA EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG, IN EXTENT 270 (TWO HUNDRED AND SEVENTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER TL35155/2010, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. SITUATED AT: 14220 SEPTEMBER STREET, KWATHEMA EXTENSION 2, SPRINGS. ("the Property)

Particulars of the property and the improvements thereon are provided herewith but are not guaranteed.

A dwelling, consisting of: 3 X Bedrooms, Bathroom, Lounge and Kitchen. Outbuilding: Vandalised to Structure Only), Inner Floor Finishing - Tiles, Tile Roof, Outer Wall Finishing _ Facebrick, Manual Driveway Gate. Condition Of Property: Bad.

Inspect conditions of Sale at The Sheriff's Office, Sheriff Springs at 99-8th Street, Springs.

Dated at JOHANNESBURG, 10 JANUARY 2025.

Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Tel: 011 028-1258. Fax: 011 312-83250. Ref: M00456. KHUTSO NKUNA.

AUCTION

Case No: 2023/022912 27 BEDFORDVIEW

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF and KLEINHANS: GEORGE (ID NO: 770820 5026 08 2), 1ST DEFENDANT; KLEINHANS: MEAGAN (ID NO: 810830 0044 08 1), 2ND DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 09:30, 182 LEEUWPOORT STREET, BOKSBURG

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 R821 511.00 will be held at the offices of the Sheriff BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG at 09H30 on 31 JANUARY 2025 of undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale.

CERTIAN: PORTION 2 OF ERF 127, WITFIELD TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING: 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T56335/2008. SITUATE AT: 18 WILSON STREET, WITFIELD with chosen domicilium cititandi et executandi at 25 WILLOW ROAD, PRIMROSE.

THE PROPERTY IS ZONED: RESIDENTIAL.

IMPROVEMENTS: Please note that nothing is guaranteed and /or no warranty is given in respect thereof . MAIN BUILDING : Freestanding house, 3 bedrooms, kitchen, lounge, 2 bathrooms/toilets an 1 shower. (The accuracy thereof can however not be guaranteed). THE NATURE , EXTENT , CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS".

- 1. The Purchaser shall pay auctioneer's commission to:
- (a) 6% on the first R100 000.00;
- (b) 3.5% on R100 001.00 to R400 000.00;
- (c) 1.5% on the balance of the proceeds of the sale subject to A maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT.
- 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.
- 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured.
- 4. Should the purchaser received possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of transfer of the property.
- 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff, BOKSBURG at 182 LEEUWPOORT BOKSBURG. The office of the VP Maluleke or his/her Deputy will conduct the sale.

REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA:

- (a) Directive of the Consumer Protection Act 68 of 2008;
- (b) FICA LEGISLATION Proof of ID and address particulars;
- (c) Payments of a registration fee of R30 000.00 in cash;
- (d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff, BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG.

Dated at BEDFORDVIEW, 07 JANUARY 2025.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR, BRADFORD CORNER, 2 BRADFORD ROAD, BEDFORDVIEW. Tel: 011 776-3000. Fax: 086 769 0863. Ref: 115345/ D GELDENHUYS / PF. -.

AUCTION

Case No: 24559/2022

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

In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Hakeeb Trading Enterprise CC, First Judgment Debtor, Hakeeb Balogun (surety), Second Judgment Debtor

NOTICE OF SALE IN EXECUTION

03 FEBRUARY 2025, 11:00, 229 Blackwood Street, Hennopspark, Centurion

A Sale In Execution of the undermentioned property is to be held by the Sheriff Centurion West at 229 Blackwood Street, Hennopspark, Centurion on Monday, 03 February 2025 at 11h00.

Full conditions of sale can be inspected at the Sheriff Centurion West, 229 Blackwood Street, Hennopspark, Centurion and will be read out prior to the sale taking place.

No warranties are given with regard to the description, extent and/or improvements of the property. A Unit, consisting of-

- (a) Section No. 55, as shown and more fully described on Sectional Plan No. SS286/2015 in the scheme known as Scarlet Park, in respect of the land and building or buildings situated at Erf 4796, Rooihuiskraal Noord Ext 32 Township, Local Authority: City of Tshwane Metropolitan Municipality, of which section of the floor area, according to the said sectional plan is 65 (sixty five) square metres in extent: and
- (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST41859/2018; Also known as 55 Scarlet Park, 18 Lenchen Avenue, Rooihuiskraal North Ext 32. Magisterial District: Tshwane Central.

Improvements: A Sectional Title Unit with: 2 bedrooms, bathroom, TV/living room, kitchen, carport. Other detail: (complex) brick fencing, face brick as outer wall finishing and tiles as roof and inner floor finishing.

Zoned: Residential.

Take further notice that:

- 1. This sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as Amended, in pursuant of an order granted against the Defendant(s) for money owing to the Plaintiff.
- 2. The purchaser shall pay auctioneer's commission subject to:
- a) 6% on the first R 100 000.00
- b) 3.5% on R 100 000.00 to R 400 000.00
- c) 1.5% on the balance of the proceeds of the sale subject to, A maximum commission of R 40 000.00 plus VAT and a minimum commission of R 3 000.00 plus VAT.
- 3. A deposit of 10% of purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale.
- 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 3.
- 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of sale to date of transfer.
- 6. The rules of the auction and conditions are available 24 hours prior to the auction at the offices of the Sheriff Centurion West at 229 Blackwood Street, Hennopspark, Centurion.

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

- i. Directive of the Consumer Protection Act 68 of 2008
- (URL http://www.info.gov.za/view/DownloadFileAction?id=99961);
- ii. FICA-legislation i.r.o. proof of identity and address particulars;
- iii. Registration conditions The auction will be conducted by the Sheriff, DM Buys, or her appointed deputy.

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

Dated at Pretoria, 07 JANUARY 2025.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012) 342-9164. Fax: (012) 342-9165. Ref: Mr M Coetzee/AN/F7020. -.

Case No: 37415/2023

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

In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Gershon Mosiane, First Judgment Debtor, Constance Mosiane, Second Judgment Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 11:00, 139 Erich Mayer Street, Pretoria North

A Sale In Execution of the undermentioned property is to be held at the office of the Acting Sheriff Tshwane North at 139 Erich Mayer Street, Pretoria North on Friday, 31 January 2025 at 11h00. Full conditions of sale can be inspected at the Sheriff Tshwane North, at the above address, telephone number 061 589 1801 / 061 589 3950 and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. (a) Section No. 27 as shown and more fully described on Sectional Plan No. SS168/1988 in the scheme known as Lucasoord in respect of the land and building or buildings situated at Erf 833 Doornpoort Township, Local Authority: City of Tshwane Metropolitan Municipality, of which section of the floor are, according to the said sectional plan is 75 (seventy five) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST18904/2015; Also known as 27 Lucasoord, 471 Airport Road, Doornpoort. Magisterial District: Tshwane North Improvements: A Sectional Title Unit with: 3 bedrooms, 1 bathroom, balcony, lounge, kitchen. Outbuilding: 1 garage. Zoned: Residential Registration as a buyer is a pre-reguisite 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, 07 JANUARY 2025.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F7496.

AUCTION

Case No: 2019/20407 DOCEX 27 BEDFORDVIEW

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF and MBOMBO: TERSSIA NOMATENZA (ID NO. 660324 0601 08 3), DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

28 JANUARY 2025, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R1 001 074.98 will be held at the offices of the Sheriff HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE at 11:00 on 28 JANUARY 2025 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 138, KYALAMI HILLS EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION: I. R., PROVINCE OF GAUTENG, MEASURING: 351 (THREE HUNDRED AND FIFTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T183007/2004. SITUATE AT: 62 BONNE VIE, MOERDYK STREET, KYALAMI HILLS EXTENSION 3 with chosen domicilium citandi et executandi being 39 - 9TH STREET, GREYMONT HILLS. THE PROPERTY IS ZONED: RESIDENTIAL.

IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: Single storey free standing house, roof tiles, floors -tiles, rooms-lounge, dining room, 3 bedrooms, kitchen, 2 bathrooms, 2 showers, 2 toilets, 1 garage and garden. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS."

- 1. The Purchaser shall pay auctioneer's commission to:
- (a) 6% on the first R100 000.00;
- (b) 3.5% on R100 001.00 to R400 000.00;

- (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT.
- 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.
- 3. The property may be taken possession of after signature of conditions of sale , payment of the deposit and upon the balance of the purchase price being secured.
- 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Halfway House. The office of the Sheriff TC Siebert his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REOUISITE SUBJECT TO CONDITIONS. INTER ALIA:
- (a) Directive of the Consumer Protection Act 68 of 2008;
- (b) FICA LEGISLATION Proof of ID and address particulars;
- (c) Payment of a registration fee of R50 000.00 in cash;
- (d) Registration conditions: The sale will be augmented with a timed online sale commencing on Thursday prior to the sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online.

All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE.

Dated at BEDFORDVIEW, 07 JANUARY 2025.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR, BRADFORD CORNER, 2 BRADFORD ROAD, BEDFORDVIEW. Tel: 011 776-3000. Fax: 086 769 0863. Ref: 104452/D GELDENHUYS / LM. -.

AUCTION

Case No: 2023/9186 Docex 55 Randburg

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

In the matter between: Firstrand Bank Limited t/a First National Bank, Plaintiff and Ndebele, Pretty and Ndebele Xola Claudia, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

04 FEBRUARY 2025, 10:00, 139 Beyers Naude Drive, Franklin Rooseveldt Park, Johannesburg, Gauteng

In execution of a Judgment of the High Court of South Africa in the above-mentioned matter, a sale will be held by the Sheriff of the High Court Johannesburg West on 4 February 2025 at 10H00 at Sheriff's Office 139 Beyers Naude Drive, Franklin Rooseveldt Park, Johannesburg, Gauteng, of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: a Unit consisting of Section 11 as shown an more fully described on Sectional Plan SS5/1974, in the scheme known as Bitcon Villa in respect of the land and building or buildings situated at West Turffontein Township, Local Authority: City of Johannesburg measuring 129 (one hundred and twenty nine) square meters; Held by the judgment debtor under Deed of Transfer ST31379/2019; Physical address: Unit 11 (Door 11) Bitcon Villa, 60 Sworder Road, West Turffontein, Johannesburg, Gauteng. The following information is furnished, though in this regard nothing is guaranteed: Improvements: Lounge, dining room, kitchen, 2 bedrooms, 1 bathroom, 1 shower, 2 w/c, 1 out garage, 1 enclosed balcony Terms: The sale is with reserve price of R250,000.00 (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 (the Act) and www.info.gov.za

(the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at Office 139 Beyers Naude Drive, Franklin Rooseveldt Park, Johannesburg, Gauteng.

Dated at Hurlingham, 10 DECEMBER 2024.

Attorneys for Plaintiff(s): 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/FF004348.

AUCTION

Case No: 2024/11557 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 STOLTERFOHT: COLLIN EDWARD (ID No. 770208 5017 08 9), 1ST DEFENDANT, and STOLTERFOHT: ESTE (ID No. 830712 0063 08 7), 2ND DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10:00, 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R675 000.00 will be held by the offices of the Sheriff ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT at 10:00 on 31 JANUARY 2025 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. ERF 3198 WITPOORTJIE EXTENSION 27 TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG MEASURING 755 (SEVEN HUNDRED AND FIFTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T15743/2019. SITUATE AT: 23 AMERSFOOT AVENUE, WITPOORTIJE EXTENSION 27, ROODEPOORT also chosen domiciliun 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: tv living room, 2 bathrooms, 3 bedrooms, kitchen and 2 garages, OUT BUILDING: FENCING, PALISADE, OUTER WALL FINISHING PLASTER, ROOF FINISHING TILES. (The accuracy thereof can however not be guaranteed).THE NATURE,EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS."1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT.2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Roodepoort North. The office of the Sheriff ANTON JONKER or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- in cash. (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT.

Dated at BEDFORDVIEW, 07 JANUARY 2025.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR , BRADFORD CORNER ,2 BRADFORD ROAD, BEDFORDVIEW. Tel: 011 776 3000. Fax: 086 769 0863. Ref: 115569/D GELDENHUYS/LM. -.

AUCTION

Case No: 53922/2020

IN THE HIGH COURT OF SOUTH AFRICA (PRETORIA)

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and LUDOLPH WILLEM VAN BASTEN (IDENTITY NUMBER: 810717 5262 08 3) & CAMILLE VAN BASTEN (IDENTITY NUMBER: 8800726 0052 08 6), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

27 JANUARY 2025, 09:00, 62 LUDORF STREET BRITS

A Sale in execution will be held by the SHERIFF OF THE HIGH COURT, SHERIFF BRITS on 27 th day of JANUARY 2025at 09h00 at the SHERIFF BRITSat 62 LUDORF STREET, BRITS, of the Defendant's property, described below with the reserve price of R859 649.25 .

PORTION 12 OF ERF 199 MELODIE EXTENSION 1 TOWNSHIP

REGISTRATION DIVISION J.Q.,

PROVINCE OF NORTH-WEST

MEASURING 546 (FIVE HUNDRED AND FORTY-SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T13300/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

SITUATED AT: 52 BEKKER STREET, EXTENSION 1, MELODIE;

("The Property)

Particulars of the property and the improvements thereon are provided herewith but are not quaranteed.

A dwelling consisting of: 5 X Bedrooms, 4 X Bathrooms, 4 X Showers, 4 X Toilets, Lounge, Dining Room, Kitchen, Scullery, 2 X Garages

Other Information: Swimming pool. Tiled flooring and Corrugated iron roofing

Inspect conditions at THE SHERIFF'S OFFICE SHERIFF BRITS, 62 LUDORF STREET, BRITS, TELEPHONE NUMBER: 086 122 7487.

Dated at JOHANNESBURG, 18 DECEMBER 2024.

Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Tel: 011 028 1258. Fax: 011 312 83250. Ref: M00444. KHUTSO NKUNA.

Case No: 117101/2023 Docex 7, Port Elizabeth

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and PHUMZA SIBALI (MOYO). DEFENDANT

NOTICE OF SALE IN EXECUTION AND AUCTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10:00, 182 Progress Road, Technicon, Roodepoort South

In pursuance of a judgment dated 19 JUNE 2024 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff Roodepoort South or the Deputy on duty, at 182 Progress Road, Technicon, Roodepoort South on Friday, 31 January 2025 at 10:00 by public auction and with a court set reserve of R251 000.00:

A Unit, Consisting -

Section No. 18, as shown and more fully described on Sectional Plan No. SS25/2016 in the scheme known as SIXTEEN 21 ON AKASIA, in respect of the land and building or buildings situate at FLEURHOF EXTENSION 4 TOWNSHIP, Local Authority CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 40 (FORTY) SQUARE METRES in extent; 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, Measuring:40 (FORTY) SQUARE METRES, Held by Deed of Transfer Number: ST5248/2016 and subject to the conditions as set out in the aforesaid deed. Situate at: Section 18, SS Sixteen 21 on Akasia, Oak Road, Fleurhof.

Description of Property: General Residential – an attached double storey Unit with plastered brick walls, Harvey tile roofing, it comprises of 2 bedrooms, shower, kitchen, Laundry and lounge. The description of the property is not guaranteed or warranted.

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

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

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

a) Directive of the Consumer Protection Act 68 of 2008

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

- b) Fica legislation i.r.o. proof of identity and address particulars;
- c) Payment of a Registration Fee of R20,000.00 in cash;
- d) Registration Condition.

Dated at GQEBERHA, 10 JANUARY 2025.

Attorneys for Plaintiff(s): Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Central, Port Elizabeth. Tel: 041 502-7217. Fax: 041 585-2239. Ref: Reatile. STA269/1448.

AUCTION

Case No: 2019-37964

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and MODISADIFE: PAULINE PULENG, IDENTITY NUMBER: 6704270405088, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 09:00, Sheriff of the High Court, Boksburg, 182 Leeuwpoort Street, Boksburg

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, GAUTENG DIVISION, PRETORIA, in the above-mentioned suit, a sale with a reserve in the amount of R300,000.00 will be held at 182 Leeuwpoort Street, Boksburg of the above-named Defendant/s, and has arranged for the immovable property to be sold by the Sheriff of the High Court, Boksburg, 182 Leeuwpoort Street, Boksburg, on 31 January 2025 at 09H00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the Sheriff Boksburg, prior to the sale:

CERTAIN: Erf 325, Vosloorus Extension 5 Township, Registration Division I.R., Province of Gauteng, Measuring 317 (Three Hundred and Seventeen) Square Metres, Held By Deed of Transfer Number T50039/2014, Subject To the Conditions Therein Contained Which bears the physical address: 325 Monomane Street, Vosloorus Extension 5, Boksburg, Gauteng.

The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL.

DWELLING CONSISTING OF: MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, AND TOILET. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS". TERMS:

- 1. The Purchaser shall pay Auctioneer's commission as follows:-
- 1.1 6% on the first R100 000.00;
- 1.2 3.5% on R100,001.00 to R400,000.00; and
- 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT.
- 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale.
- 3 The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff Boksburg, 182 Leeuwpoort Street, Boksburg.

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

- (a) Directive of the Consumer Protection Act 68 of 2008
- (URL http://www.infp.gov.za/view/DownloadFileAction?id=99961);
- (b) Fica-Legislation Proof of identity and address 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 BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG; c/o LEE ATTORNEYS 51 Elandslaagte Street Hazelwood Tel: (012) 346-7040. Ref: L Lee.

Dated at SANDTON, -.

Attorneys for Plaintiff(s): VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523-5326. Ref: M PALM/AC/MAT20734. -.

AUCTION

Case No: 17943/2020

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

In the matter between: BMW FINANCIAL SERVICES (SOUTH AFRICA) (PTY) LTD, Plaintiff and NOMBOGO NGXISHE. Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

28 JANUARY 2025, 11h00, SHERIFF HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE

In the matter between: BMW FINANCIAL SERVICES (SA)(PTY)LTD, PLAINTIFF, and NOMBOGO NGXISHE, ID 7707220704087, DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY 28/01/2025, 11:00, SHERIFF HALFWAY HOUSE-ALEXANDRA

In the execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit a Sale with a Reserve Price of R735 204.00 will be held by the SHERIFF OF THE HIGH COURT SOMERSET WEST on the 28th JANUARY 2025 at 11h00 at 614 JAMES CRESCENT, HALFWAY HOUSE 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 Halfway House-Alexandra,614 JAMES CRESCENT, HALFWAY HOUSE. The Sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11H00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online. And will also be read out by the Sheriff prior to the sale in execution. No warranties are given with regard to the description, extent and/or improvements of the property.

PROPERTY: PORTION 14 OF ERF 392 BUCCLEUCH TOWNSHIP; REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG; IN EXTENT 321 (THREE HUNDRED AND TWENTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER T54305/15, ALSO KNOWN AS 14 HILTON SANDS, MULLER STREET, BUCCLEUCH, JOHANNESBURG, LOCAL AUTHORITY: THE CITY OF JOHANNESBURG. Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (http://www.info.gov.za/view/downloadfileAction?id=9961) b) The provisions of FICA legislation (requirements proof of ID, residential address) c) All conditions applicable to registration d) Payment of registration fee of R50 000.00 by card or EFT (not cash) for immovable property. The following information is furnished with regard to the improvements on the property although nothing in this respect is guaranteed: HOUSE CONSISTING OF: 1 x KITCHEN,1 x LIVING AREA, 2 x BEDROOMS, 2 x BATHROOMS, 1 x OUT BUILDING CONSISTING OF: 1 x HOLLYWOOD GARAGE.

DATE AT PRETORIA: 10 January 2025

Attorneys for the Plaintiff(s): MACROBERT INCORPORATED, Macrobert Building, 1062 Jan Shoba Street, Brooklyn, Pretoria: Telephone: 012 940 6609 Email: bmw@macrobert.co.za. REF: MGK MOSHOESHOE/BMH00007

Dated at PRETORIA, 10 JANUARY 2025.

Attorneys for Plaintiff(s): MACROBERT INCORPORATED, 1060 JAN SHOBA STREET, BROOKLYN , PRETORIA. Tel: 0129406609. Fax: -. Ref: BMH00007.

AUCTION

No. 51907

Case No: 20182/2022

IN THE HIGH COURT OF SOUTH AFRICA (JOHANNESBURG)

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and ATWELL KHUMALO (IDENTITY NUMBER: 620228 5188 08 8) AND MUSA NDABAMBI (IDENTITY NUMBER: 731231 0756 08 7), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

28 JANUARY 2025, 10:00, 61 VAN RIEBEECK AVENUE, ALBERTON.

A Sale in execution will be held by the Sheriff of The High Court , Sheriff Johannesburg Southon 28 th day of January 2025at 10h00 at 61 Van Riebeeck Avenue, Alberton of the Defendant property, described below with the reserve price of R310 000.00.

ERF 764 ROSETTENVILLE TOWNSHIP

REGISTRATION DIVISION I.R.,

PROVINCE OF GAUTENG

MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SOUARE METERS

HELD BY DEED OF TRANSFER NUMBER T33970/2010

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

("the Property)

SITUATED AT: 69 MABEL STREET, ROSETTENVILLE, 2190

Particulars of the property and the improvements thereon are provided herewith but are not quaranteed.

A dwelling consisting of: 3 X Bedrooms, Bathroom, Toilet, Dining Room, Lounge, Kitchen & Scullery. A Flatlet consisting of: 3 X Bedrooms

Inspect conditions of Sale at The Sheriff's Office , Sheriff Johannesburg Southat 61 Van Riebeeck Avenue, Alberton.

Dated at JOHANNESBURG, 10 JANUARY 2025.

Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Tel: 011 028 1258. Fax: 011 312 83250. Ref: M00704. KHUTSO NKUNA.

AUCTION

Case No: 2020/6984 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 Tobeka Jojo, Defendant

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 10:00, 5 Anemoon Street, Glen Marais, Ext. 1, Kempton Park

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 01 NOVEMBER 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of KEMPTON PARK & TEMBISA on 06 FEBRUARY 2025 at 10:00 at 5 ANEMOON STREET, GLEN MARAIS, EXT. 1, KEMPTON PARK, to the highest bidder, subject to a reserve price of R150 000.00:

CERTAIN: SECTION NO. 97 as shown and more fully described on Sectional Plan no. SS783/2003 in the scheme known as CONSTANTIA PLACE in respect of the land and building or buildings situate at WITFONTEIN EXTENSION 11 TOWNSHIP, Local Authority: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 76 (seventy six) square metres in extent, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, HELD: Under Deed of Transfer ST12129/2018;

SITUATE AT: UNIT C304, CONSTANTIA PLACE, KNOPPIESDORING AVENUE, WITFONTEIN EXT 11, KEMPTON PARK;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed:

The property situated at UNIT C304, CONSTANTIA PLACE, KNOPPIESDORING AVENUE, WITFONTEIN EXT 11, KEMPTON PARK consists of: TV/ Living Room, Kitchen, 3 x Bedrooms, Bathroom, Carport and

Swimming Pool (The nature, extent, condition and existence of the improvements are not guaranteed); The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK. The SHERIFF KEMPTON PARK & TEMBISA 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.
- 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 KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK, during normal office hours Monday to Friday, Tel: 011 394 9182, or at the offices of the attorneys acting for the Execution Creditors/Plaintiffs: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/JA/MAT35855).

Dated at JOHANNESBURG, 23 NOVEMBER 2024.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Tel: 011-646 0006. Fax: 011 646 0016. Ref: JE/JA/MAT35855. -.

AUCTION

Case No: 2023/064611

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

In the matter between: ABSA BANK LIMITED, Plaintiff and BELETANE, MOKETE JACOB, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

28 JANUARY 2025, 11:00, SHERIFF HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 2 OCTOBER 2023, a sale will be held by the SHERIFF HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND on 28 JANUARY 2025 at 11H00, of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF HALFWAY HOUSE at 3rd FLOOR, SANDTON CITY OFFICE TOWERS, 5th STREET, SANDOWN, SANDTON, subject to a reserve price set at R530,000.00.

A Unit, consisting of -

- (a) Section No. 416, as shown and more fully described on Sectional Plan No. SS245/2011, in the scheme known as PHOENIX VIEW ESTATE, in respect of the land and building or buildings situate at NOORDWYK EXTENSION 95 TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section of floor area, according to the said sectional plan, is 65 (SIXTY-FIVE) square metres in extent; and
- (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST44314/2011, Situated at: Section 416 (Block 26 Unit 16), Phoenix View Estate, 171 Fourteenth Road & Riverside Road, Noordwyk Ext. 95, Midrand. Magisterial Court District (Randburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS).

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

guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Shower, 1 Toilet, 1 Bathtub, 1 Carport. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS".

- 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T.
- 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's 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 3rd FLOOR, SANDTON CITY OFFICE TOWERS, 5th STREET, SANDOWN, SANDTON. The office of the SHERIFF HALFWAY HOUSE will conduct the Sale.
- 4. The sale will be augmented with a timed online sale commencing on the THURSDAY prior to the live sale at 11H00 on TUESDAY, 28 JANUARY 2025. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 3rd FLOOR, SANDTON CITY OFFICE TOWERS, 5th STREET, SANDOWN, SANDTON.

REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA:

- a. Directive of the Consumer Protection Act 68 of 2008
- (URL http://www.infp.gov.za/view/DownloadFileAction?id=99961);
- b. FICA-Legislation Proof of Identity and address particulars;
- c. Payment of a registration fee of R50,000.00- in Cash / EFT;
- d. Registration Conditions.

THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF HALFWAY HOUSE at 3rd FLOOR, SANDTON CITY OFFICE TOWERS, 5th STREET, SANDOWN, SANDTON.

Dated at IOHANNESBURG, -.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff , Johannesburg. Tel: 011 274-9800. Fax: 011 646-7982. Ref: JN8463/B1003/N. Erasmus/CO. -.

AUCTION

Case No: 2018/43513 Docex 55 Randburg

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

In the matter between: Firstrand Bank Limited t/a First National Bank, Plaintiff and NDLOVU, BEULA NOTHABO, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

06 FEBRUARY 2025, 10:00, 5 Anemoon Street, Glen Marais Ext 1, Kempton Park

In execution of a ludgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court on 6 February 2025 at 10H00 at Sheriff's Office Kempton Park Tembisa, at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: Erf 456 Birch Acres Extension 1 Township, Registration Division IR, Province of Gauteng, Measuring 991 (nine hundred and ninety one) square metres; Held by the judgment debtor under Deed of Transfer T17/65597; Physical address: 14 Boelboel Avenue, Birch Acres, Kempton Park, Gauteng.The following information is furnished, though in this regard nothing guaranteed:Improvements: Main Dwelling: Entrance Hall, Lounge, Family Room, Dining Room, Kitchen, 3x Bedrooms, 2x Bathrooms, 2x Showers, 2x WC, 2x Garage, 4x Carports. Second Dwelling: Kitchen, Bedroom, Bathroom, Shower, WC. Terms:The sale is with reserve price of R675,000.00 (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 (the Act) and www.info.gov.za (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at Kempton Park Tembisa, at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park.

Dated at Hurlingham, 06 NOVEMBER 2024.

Attorneys for Plaintiff(s): 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/FF003365. -.



Case No: 2023/110069

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

In the matter between: Firstrand Bank Limited, Applicant and Madimetja Stephen Manamela, ID: 8901315726084, 1st Respondent; City of Tshwane Metropolitan Municipality, 2nd Respondent; Spritsig Park Body Corporate, 3rd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

06 FEBRUARY 2025, 10:00, Office of the Sheriff Pretoria South East at Azania Building, cnr Iscor Avenue & Iron Terrace, West Park, Pretoria

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 R295000.00 to the highest bidder, will be held by the SHERIFF PRETORIA SOUTH EAST at AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK on 06 February 2025 at 10:00 AM 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. 495, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS207/1993, IN THE SCHEME KNOWN AS SPRUITSIG PARK IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT PORTION 5 OF ERF 1201, SUNNYSIDE (PTA), LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 69 SOUARE 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. ST61368/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED;
- (B) AN EXCLUSIVE USE AREA DESCRIBED AS PARKEERPLEK P448, MEASURING 13 SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND THE SCHEME KNOWN AS SPRUITSIG PARK, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT PORTION 5 OF ERF 1201, SUNNYSIDE (PTA), LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS207/1993, HELD BY NOTARIAL DEED OF CESSION NO. SK04760/16 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION 04760/16, Situated: UNIT 495 SPRUITSIG PARK, 480 LEYDS STREET, SUNNYSIDE, PRETORIA.

Zoned: RESIDENTIAL.

The property consists of 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 PRETORIA SOUTH EAST at AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK. The office of the Sheriff Pretoria South East will conduct the sale.

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

- (a) Directive of the consumer protection act 68 of 2008
- (url http://www.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 R0.00 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 PRETORIA SOUTH EAST at AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK.

Dated at PRETORIA, 03 DECEMBER 2024.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362-8990. Fax: -. Ref: 1MAT17702 R VAN DEN BURG LVDW. -.

AUCTION

Case No: 10490/22

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

In the matter between: FNB MORTGAGE LOANS (RF) LTD, Applicant, and David Mbuyiselwa Zuma, ID: 8012205763086, 1st Respondent; Clty of Tshwane Metropolitan Municipality, 2nd Respondent, and The Junction Heuweloord Home Owners Association, 3rd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

03 FEBRUARY 2025, 11:00, Sheriff Centurion West at 229 Blackwood Street, Hennopspark, Centurion

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 R380 000.00 to the highest bidder, will be held by the SHERIFF CENTURION WEST at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION on 03 February 2025 at 11:00AM 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 435 as shown and more fully described on Sectional Plan No. SS243/2021, in the scheme known as THE JUNCTION AT FOREST HILL in respect of the land and building or buildings situated at ERF 1880 HEUWELOORD EXTENSION 17 TOWNSHIP; LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 54 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 87547/2021; subject to such conditions as set out in the aforesaid deed and more especially subject to the conditions imposed in favour of HEUWELOORD EXTENSION 17 HOME OWNERS ASSOCIATION (RF) NPC REGISTRATION NUMBER 2021/417214/08

Situated: 417 The Junction at Forest Hill,11 Silwer-Eike Avenue, Heuweloord Ext 17, Centurion Zoned: RESIDENTIAL

The property consists of unit with lounge, kitchen, 2 bedrooms, bathroom, shower, 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 CENTURION WEST at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION. The office of the SHERIFF 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.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 CENTURION WEST at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION.

Dated at PRETORIA, 02 DECEMBER 2024.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT14688 R VAN DEN BURG /LVDW. -.

Yes

Case No: 19573/2018 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and THAPELO DONALD MAFU, Defendant

NOTICE OF SALE IN EXECUTION

2025-02-03, 11:00, THE SHERIFF'S OFFICE, CENTURION WEST: 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION

In pursuance of a judgment granted by this Honourable Court on 4 OCTOBER 2018, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court CENTURION WEST, to the highest bidder. Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, CENTURION WEST, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution. The Sheriff, Execution Creditor and/or the Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property. A UNIT CONSISTING OF - (A) SECTION NO. 51 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS941/2005 IN THE SCHEME KNOWN AS CAYENNE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 729 MONAVONI EXTENSION 9 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 82 (EIGHTY TWO) SQUARE METRES IN EXTENT; AND (B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NO. ST63906/2006 (also known as: SECTION 51 CAYENNE, 551 GRANITE CRESCENT, MOVAVONI EXTENSION 9, CENTURION, GAUTENG) MAGISTERIAL DISTRICT: TSHWANE CENTRAL ZONING: RESIDENTIAL IMPROVEMENTS: (Not Guaranteed)MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, TOILET

Dated at PRETORIA, 2024-12-04.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax: 086 206 8695. Ref: G8151/DBS/N FOORD/CEM. .

AUCTION

Case No: 25920 OF 2022 DX 61 JOHANNESBURG

IN THE MAGISTRATE'S COURT FOR

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

In the matter between: MONT TREMBLANT ESTATE HOME OWNERS ASSOCIATION (NPC),
Plaintiff and XULU SIYANDA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

04 FEBRUARY 2025, 11:00, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAYHOUSE, MIDRAND

ERF 891 NEEDWOOD EXT 22, CITY OF JOHANNESBURG, REGISTRATION DIVISION IQ GAUTENG, of which section the floor area is 317 square metres in extent; also known as held under Deed of Transfer T18598/2017, also known asUNIT 1 MONT TREMBLANT ESTATE, 959 INCHANGA ROAD, CRAIGAVON, NEEDWOOD EXT 22 (hereinafter referred to as "the Property") and undivided share in the common property also known as consisting of but in this respect nothing guaranteed: DESCRIPTION: SECTIONAL TITLE UNIT; ROOF:TILES; APARTMENTS: OPEN PLAN LOUNGE, KITCHEN, 3 BEDROOMS. 2 BATHROOMS. STORE ROOM, DOUBLE GARAGE & GARDEN ; ZONING: RESIDENTIAL

THAT the property will be sold for cash to the highest bidder with a reserve price set by Court of R1 500 000.00 and the purchaser must deposit 10% on the day of the sale and furnish guarantees for the balance within 30 days payable against registration of transfer. The conditions of sale lie for inspection at THE OFFICES OF THE SHERIFF RANDBURG WEST AT UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT. HALFWAY HOUSE MIDRAND.

Dated at ROODEPOORT, 08 JANUARY 2025.

Attorneys for Plaintiff(s): OTTO KRAUSE INCORPORATED ATTORNEYS, C9, CLEARVIEW OFFICE PARK, 77 WILHELMINA STREET, ALLENSNEK, ROODEPOORT. Tel: 0116752881. Fax: 0116752889. Ref: P ROOS/AdB/MAT42424. OTTO KRAUSE ATTORNEYS INC.

AUCTION

Case No: 2023/19225

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

In the matter between: ABSA HOME LOANS GUARANTEE First Plaintiff COMPANY (RF) PTY LTD ABSA BANK LIMITED Second Plaintiff, Plaintiff and UPSHON, ALEXANDER EITNER Defendant, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 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 25 APRIL 2024, a sale will be held at the office of the SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on 31 JANUARY 2025 at 10H00 of the undermentioned property of the Defendant 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 R570,000.00. ERF 7 FLORIDA LAKE TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 775 (SEVEN HUNDRED AND SEVENTY-FIVE) SQUARE METRES; HELD BY DEED OF TRANSFER NO. T24197/2021 Situated at: 26 Eeufees Avenue, Florida Lake, 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: IMPROVEMENTS: Lounge, Dining Room, Kitchen, 5 Bedrooms, 2 Bathroom, 1 Garage, Pantry, Laundry, Shed/Storeroom, Swimming Pool, Lapa THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiffs' 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. Tel: 011 274 9800. Fax: 011 646 7982. Ref: JN7726/U53/ N. Erasmus/CO. -.

AUCTION

Case No: 51078/2023

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

In the matter between: Firstrand Bank Limited, Applicant, and Shakeil Amod Sahib, ID: 9501235087085, 1st Respondent; City of Johannesburg Metropolitan Municipality, 2nd Respondent; and The Body Corporate of Florida Cabanas, 3rd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10:00, Sheriff Roodepoort, at 182 Progress Road, Lindhaven, Roodepoort

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 R100 000.00 to the highest bidder, will be held AT THE SHERIFF'S OFFICE at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on 31 JANUARY 2025 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.

If the sale is subject to a reserve price then should the highest bid be less than the reserve price, the highest bid will be provisionally accepted subject to the purchaser complying with clauses in the Conditions of Sale; and confirmation by the court. Should the sale not be confirmed by the court all amounts paid by the highest bidder will be refunded.

Certain: (a) SECTION NO 50 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO: SS94/1989, IN THE SCHEME KNOWN AS FLORIDA CABANAS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT FLORIDA TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SAID SECTIONAL PLAN IS 70 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 TITLE DEED ST28116/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

Situated: DOOR 50 + B50, FLORIDA CABANAS, 2346 2 ND AVENUE, FLORIDA, ROODEPOORT, GAUTENG

Zoned: RESIDENTIAL

The property consists of UNIT WITH LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, SHOWER, TOILET AND BALCONY. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

- 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and a minimum of 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 SHERIFF'S OFFICE at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. The office of the SHERIFF ROODEPOORT 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 SHERIFF'S OFFICE at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT.

Dated at PRETORIA, 02 DECEMBER 2024.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT16992 R VAN DEN BURG/LVDW. -.

AUCTION

Case No: 51312/2023

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff, and SIBUSISO ABRAM MTSHALI, 1st Execution Debtor/Defendant, Id No: 660414 5491 083; and MERRIAM SESI MTSHALI, 2nd Execution Debtor/Defendant, Id No: 681125 1345 082

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

29 JANUARY 2025, 14:00, ACTING SHERIFF JOHANNESBURG EAST ,61 VAN RIEBEECK AVENUE, ALBERTON

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 19th of JUNE 2024 in terms of which the following property will be sold in execution on the 29th day of JANUARY 2025 at 14:00 by ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK AVENUE, ALBERTON to the highest bidder with reserve of R590 000.00: A Unit consisting of: ERF 1264 MALVERN TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG MEASURING 495 (FOUR HUNDRED AND NINETY-FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NO T3824/05 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ("The Property") SITUATED AT: 82 ST. AMANT STREET, MALVERN ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: LOUNGE, DINING ROOM, 3X BEDROOMS, KITCHEN, BATHROOM, TOILET (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office at 61 VAN RIEBEECK AVENUE, ALBERTON. The offices of the Acting Sheriff for JOHANNESBURG EAST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a prerequisite 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. 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 JOHANNESBURG EAST at 61 VAN RIEBEECK AVENUE, ALBERTON.

Dated at SANDTON, 25 NOVEMBER 2024.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Fax: -. Ref: | BOTHA/FF/S1663/8930. -.

AUCTION

Case No: 2023-129093

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor), and DONAL CECIL SMITH (First Judgment Debtor), and REGINA EVELINE SMITH (Second Judgment Debtor)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

29 JANUARY 2025, 08:00, at THE SHERIFF'S OFFICE, NO 5 SECOND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING), GAUTENG

In pursuance of a judgment granted by this Honourable Court on 8 AUGUST 2024, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with reserve price of R200 000.00 by the Sheriff of the High Court LENASIA - SOWETO EAST at THE SHERIFF'S OFFICE, NO 5 SECOND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING). GAUTENG on THURSDAY, 29 IANUARY 2025 at 08H00, to the highest bidder, Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, NO 5 SECOND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING), GAUTENG.

The office of the Sheriff of Lenasia - Soweto East will conduct the sale with auctioneer Sheriff BO KHUMALO / KE MESO. The Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the below-mentioned immovable property.

ERF 6018 ELDORADO PARK EXTENSION 7 TOWNSHIP, REGISTRATION DIVISION IQ., PROVINCE OF GAUTENG, MEASURING 230 (TWO HUNDRED AND THIRTY) SQUARE METRES, HELD BY THE DEED OF TRANSFER T39366/2016, SUBJECT TO THE CONDITIONS CONTAINED IN THE TITLE DEED. ALSO KNOWN AS 6 Hawaii Avenue, Eldorado Park, Gauteng.

IMPROVEMENTS (not guaranteed): Main Building: Single, Freestanding, Brick Waals, Corrugated Iron Roof, Tiled Floors. Lounge, Dining Room, 3 Bedrooms, Kitchen and 3 Bathrooms. Out Building: Single, Freestanding, Brick Walls, Corrugated Iron Roof. Lounge, Dining Room, 1 Bedroom, Kitchen and Bathroom. Boundary: Fenced. TAKE FURTHER NOTICE: 1. This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof. 2. The Purchasers shall pay a deposit of 10% of the purchase price immediately on sale and the balance against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 days after the date of sale or after the date of confirmation of the sale by the court. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer. 5. Registration as a buyer is a pre-requisite subject to the following conditions, inter alia: 5.1. Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/ DownloadFileAction?id=99961) 5.2 FICA-legislation: Requirement of proof of ID and residential Payment of a Registration Fee of R50 000.00 (which is conditionally address and other. refundable after conclusion of the sale) in EFT that must reflect in the Sheriff's account prior to the Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

Dated at CAPE TOWN, 20 NOVEMBER 2024.

Attorneys for Plaintiff(s): 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/M38882. -.

AUCTION

Case No: 2021/25632 Docex 55 Randburg

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

In the matter between: Firstrand Bank Limited t/a First National Bank, Plaintiff and Andries Petrus Basson Identity Number: 670211 5141 08 2) In His Capacity As Duly Appointed Trustee In The Peregrine Investment Trust - It7311/06); The Best Trust Company (Jhb)(Pty) Ltd Represented By Roberto Jorge Mendonca (Identity Number: 701104 5057 08 0) (In His Capacity As Duly Appointed Trustee In The Peregrine Investment Trust - It7311/06); Andries Petrus Basson (Identity Number: 670211 5141 08 2), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2024, 11:00, 139 Erich Mayer Street, Pretoria North, Gauteng

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court Tshwane North on 31 January 2025 at 11H00 at Sheriff's Office 139 Erich Mayer Street, Pretoria North, Gauteng of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: Section No 10 as shown more fully described in Sectional Plan SS1265/07 in the scheme known as Studio 1 in respect of the land and building or buildings situate at the remaining extent of erf 613 Pretoria North Township, Local Authority, City of Tshwane Metropolitan Municipality of which section the flour area, according to the said plan, is 51 (fifty one) square metres; an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; Held by the judgment debtors under Deed of Transfer ST157130/2007; Physical address: Unit 10 Studio 1, 10 West Avenue, Pretoria North, Gauteng. The following information is furnished, though in this regard nothing is guaranteed: Improvements: Lounge, kitchen, 1 bedroom, 1 bathroom, 1 shower, 2 W/C. Terms: The sale is without a reserve price (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 rovisions 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 (the Act) and www.info.gov.za (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at cnr 3 Vos and Broderick Avenue, The Orchards Ext 3, Gauteng.

Dated at Hurlingham, 31 OCTOBER 2024.

Attorneys for Plaintiff(s): 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/FF004607. -.

Case No: 45479/2019

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

In the matter between: Standard Bank of South Africa Limited, Execution Creditor, and Saul Mkhabela, First Judgment Debtor, and Refiloe Alice Mokoena, Second Judgment Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 09:30, 182 Leeuwpoort Street, Boksburg

A Sale In Execution of the undermentioned property is to be held at the office of the Sheriff Boksburg, 182 Leeuwpoort Street, Boksburg on Friday, 31 January 2025 at 09h30, without reserve. Full conditions of sale can be inspected at the Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg, telephone number (011)917-9923/4, and will be read prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 7075 Windmill Park Ext 20 Township Registration Division: IR Gauteng Province Measuring: 693 square metres Deed of Transfer: T12985/2012 Also known as: 7075 Amadada Street, Windmill Park Ext 20, Boksburg. Magisterial District: Ekurhuleni North Improvements: Main Building: 2 bedrooms, bathroom/toilet, kitchen, dining room. Outbuilding: Carport. Zoned: Residential Registration as a buyer is a prerequisite 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, 07 JANUARY 2025.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F4827. -.

AUCTION

Case No: 102655/2023

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

In the Matter between NEDBANK LIMITED, PLAINTIFF, and ROSINAH HLUPHEKA MOERANE (PREVIOUSLY KHOZA), IDENTITY NUMBER: 661008 0402 08 4, DEFENDANT

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 11:00, MORULA SUN RESORT, MABOPANE

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 102655/2023 dated the 28 JUNE 2024 and writ of attachment be sold to the highest bidder with a reserve of R500 000.00 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, ODI AT MORULA SUN RESORT, MABOPANE ON 6 FEBRUARY 2025 AT 11:00.

Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, ODI AT MORULA SUN RESORT MABOPANE 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 8054 Mabopane Unit M Township, Registration Division I.R., Province of North West, Measuring 322 (three hundred and twenty two) Square Metres, held by Deed of Transfer no. TG2831/1992BP Subject to all the terms and conditions contained in the aforesaid deed of transfer

also known as: 8054 Block M, Phase 1, Morual view, Mabopane (general Residential) Improvements: 3 Bedrooms, Kitchen, Dining room, Lounge, Toilet, 2 Bathrooms

Dated at PRETORIA, 26 NOVEMBER 2024.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS. STANDARD BANK CHAMBERS. 2ND FLOOR, CHURCH SQUARE, PRETORIA. Tel: 0123254185. Fax: -. Ref: MAIOTHI/IDB/GT11557. -.

AUCTION

Case No: 2023-126702 **Docex 55 Randburg**

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

In the matter between: Firstrand Bank Limited t/a First National Bank, Plaintiff and MOLOTO, LESETJA CHARLES (First Judgment Debtor) & MOLOTO, PHIRINYANA ABIGAIL (Second Judgment Debtor). Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 11:00, 139 Erich Mayer Street, Pretoria North, Gauteng

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court Tshwane North Wonderboom on 31 January 2025 at 11H00 at Sheriff's Office 139 Erich Mayer Street, Pretoria North, Gauteng, of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale:Erf 466 Soshanguve - B Township, Registration Division JR, The Province of Gauteng; Measuring 272 (two hundred and seventy two) square meters; Held by the judgment debtor under Deed of Transfer 6902 Tinkler Street, Soshanguve-B, Gauteng. The following T30468/2009; Physical address: information is furnished, though in this regard nothing is guaranteed:Improvements: Lounge, kitchen, 2 bedrooms, 1 bathroom, 1 w/c, 1 carport. Terms: The sale is with a reserve price of R270,000.00 (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 (the Act) and www.info.gov.za (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at 139 Erich Mayer Street, Pretoria North, Gauteng.

Dated at Hydepark, 03 DECEMBER 2024.

Attorneys for Plaintiff(s): 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/FF004570. -.

AUCTION

Case No: 2023-052909 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 SIBONGILE MBAMBO (IDENTITY NUMBER: 890327 0370 080) - EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION

29 JANUARY 2025, 14:00, 61 VAN RIEBEECK AVENUE, ALBERTON

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with a reserve price of R1, 240 000.00, will be held at the offices of ACTING SHERIFF JOHANNESBURG EAST, at 61 VAN RIEBEECK AVENUE, ALBERTONON WEDNESDAY the 29 JANUARY 2025 at 14H00 of the undermentioned property of the Execution Debtor subject to the conditions of sale which can be inspected at 61 VAN RIEBEECK AVENUE, ALBERTON, 24 hours prior to the auction: ERF 16 MALVERN TOWNSHIP.REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG. MEASURING 495 (FOUR HUNDRED AND NINETY-FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T13319/2022.SUBJECT TO THE CONDITIONS THEREIN CONTAINED.MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL.ALSO KNOWN AS: 33 SECOND STREET, MALVERN, GAUTENG PROVINCE. 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. A dwelling consisting of: Main Building: Single Story Semi-Attached, Brick Walls, Corrugated Iron Roof, Cement Floors, Lounge, Dining Room, 2 Bedrooms, Kitchen, Bathroom, Shower and Toilet. 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 by EFT that must reflect in the Sheriff's account prior to the sale; (d) Registration Conditions: no person will be allowed conduct the sale on the premises if they are not registered for FICA and CPA; (e) The office of the sheriff JOHANNESBURG EAST will conduct the sale with auctioneers J.A. THOMAS and/or P. ORA and /or A JEGELS; (f) Advertising costs at current publication rates and sale costs according to court rules, apply;The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. The rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for JOHANNESBURG EAST, 61 VAN RIEBEECK AVENUE, ALBERTON. TELEPHONE NUMBER: (010) 598-2435.

Dated at PRETORIA, 09 JANUARY 2025.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC, BLOCK A, MENLYN WOODS OFFICE PARK, 1ST FLOOR, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Tel: 0123651887. Fax: -. Ref: M JONKER/JP/DG40818. -.

AUCTION

Case No: 57340/2022

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

In the matter between: Firstrand Bank Limited, Applicant, and Michael Mako Nkwenyane, ID: 7812235461085, 1st Respondent; and City of Ekurhuleni Metropolitan Municipality, 2nd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 09:30, Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg

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, without a reserve price to the highest bidder, will be held by the SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG on 31 JANUARY 2025 at 09H30 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 309 VOSLOORUS EXTENSION 3 TOWNSHIP; REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG; MEASURING: 301 SQUARE METRES; HELD BY DEED OF TRANSFER NO T27189/2019: SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated: 309 Kgophane Street, Vosloorus Ext 3, Boksburg, 1459

Zoned: RESIDENTIAL

The property consists of DWELLING WITH LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM TOILET AND OUT GARAGE, SERVANT'S ROOM, 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 BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG. The office of the SHERIFF BOKSBURG 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 $% \left(\mathbf{b}\right) =\left(\mathbf{b}\right)$
- (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 BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG.

Dated at PRETORIA, 02 DECEMBER 2024.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT16306/MRS R THERON/LVDW. -.

Case No: 4639/2021

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

In the matter between: Standard Bank of South Africa Limited, Execution Creditor, and Diederik Johannes Greeff, Judgment Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 09:30, 182 Leeuwpoort Street, Boksburg

A Sale In Execution of the undermentioned property is to be held at the office of the Sheriff Boksburg, 182 Leeuwpoort Street, Boksburg on Friday, 31 January 2025 at 09h30, subject to a reserve price of R 860 000.00. Full conditions of sale can be inspected at the Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg, telephone number (011)917-9923/4, and will be read prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 821 Impalapark Township Registration Division: IR Gauteng Measuring: 952 square metres Deed of Transfer: T25240/1995 Also known as: 5 Hercules Street, Impalapark, Boksburg. Magisterial District: Ekurhuleni North Improvements: Main Building: 3 bedrooms, 2 bathrooms/toilets/shower, kitchen, study, dining room, family room, lounge. Outbuilding: 2 garages, 2 carports, swimming pool, paving, fencing - plaster wall. Zoned: Residential Registration as a buyer is a prerequisite 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, 08 JANUARY 2025.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F4425. -.

AUCTION

Case No: 24007/2022

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

In the matter between: NEBANK LIMITED, Plaintiff and TABUDI SARAH MAEKO N.O.,
Defendant

NOTICE OF SALE IN EXECUTION

05 FEBRUARY 2025, 11:00, THE SHERIFF OFFICE, 1ST FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG

The property is situated at:

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

- (a) Section Number 76 as shown and more described on Sectional Plan Number SS7/1983 ("the sectional plan") in the scheme known as RAND PRESIDENT in respect of the land and building or buildings situate at FERNDALE TOWNSHIP LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area according to the said sectional plan is 94 (Ninety Four) square metres in extent ("the mortgaged section") and
- (b) An undivided share in the common property in the scheme apportion to the said section in accordance with the participation quota as endorsed on the sectional plan ("the common property")

Held by Deed of Transfer NO. ST 167143/2007

("the immovable property")

which is certain, and is zoned as a residential property inclusive of the following: A DWELLING CONSISTING OF 1 BATHROOMS, 1 KITCHEN, 2 BEDROOMS AND 2 LIVING ROOMS WHICH CANNOT BE GUARANTEED.

The property is situated at: SECTION 76, DOOR 901, RAND PRESIDENT, 340 PRETORIA AVENUE, FERNDALE in the magisterial district of RANDBURG SOUTH WEST.

Dated at -, -.

Attorneys for Plaintiff(s): DRSM ATTORNEYS, 9TH FLOOR, SUITE 903 ILLOVO POINT. 68 MELVILLE ROAD, ILLOVO, SANDTON. Tel: (011) 447 8478. Fax: (011) 447 4159. Ref: ST/147912. -.

AUCTION

Case No: 19576/2020

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

In the matter between: FIRST RAND BANK LIMITED (formerly known as FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED), Plaintiff and TRECIA NYIKO SPHIWE HLONGWANI, **Defendant**

NOTICE OF SALE IN EXECUTION

29 JANUARY 2025, 10:00, THE ACTING SHERIFF PRETORIA EAST OFFICE, CHRIST CHURCH 820 PRETORIUS STREET, ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, (PREV. CHURCH STREET) ARCADIA, PRETORIA

A Sale in Execution of the undermentioned property as per Court Order dated the 18 th AUGUST, 2021 will be held with a reserve of R1,229,051.18 at THE ACTING SHERIFF PRETORIA EASTat, CHRIST CHURCH, 820 PRETORIUS STREET, ENTRANCE ALSO AT 813 STANZA BOPAPE STREET (PREV. CHURCH STREET) ARCADIA, PRETORIA on the 29TH JANUARY, 2025 AT 10 H 00

Full Conditions of Sale can be inspected at the OFFICES OF THE ACTING SHERIFF PRETORIA EAST at 813 STANZA BOPAPE STREET (PREV. CHURCH STREET), PRETORIAand 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 UNIT CONSISTING OF

- SECTION 4 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN SS410/2009 (A) IN THE SCHEME KNOWN AS SCHEME 733 IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 733 IN THE TOWNSHIP WILLOW ACRES EXT. 9, LOCAL AUTHORITY CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 248 (TWO HUNDRED AND FORTY EIGHT) SQUARE METRES IN EXTENT; AND
- AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN

HELD BY DEED OF TRANSFER NO. ST 51260/2017 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF WILLOW ACRES HOME OWNERS ASSOCIATION (NO. 2003/018683/08)

KNOWN AS UNIT 4 SCHEME 733, 16A SWALLOW STREET, WILLOW ACRES, PRETORIA IMPROVEMENTS:

ENTRANCE HALL, LOUNGE FAMILYROOM DININGROOM, STUDY, KITCHEN, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, 2 SHOWERS, 3 TOILETS, DRESSINGROOM, 2 GARAGES, SERVANT'S QUARTERS, BATHROOM/TOILET

THE PROPERTY IS ZONED Residential (the accuracy hereof not guaranteed)

The rules of this auction are available 24 hours before the auction at the offices of the Acting Sheriff of the High Court, Pretoria East, CHRIST CHURCH, 820 PRETORIUS STREET, ENTRANCE ALSO AT 813 STANZA BOPAPE STREET (PREV. CHURCH STREET) ARCADIA, PRETORIA during office hours.

Advertising cost at current publication rates and sale costs according to Court Rules apply Registration a buyer is a pre-requisite subject to condition, inter alia

- Directive of the Consumer Protection Act 68 of 2008 (a)
 - (URL http://www.info.gov.za/view/Download Files Action?id=99961)
- Fica-legislation: Requirement proof of ID and residential address (b)
- (c) Payment of a Registration fee of R100 000,00 (refundable) by way of eft
- (d) Registration condition
- The Sheriff will conduct auction (e)

Dated at PRETORIA, 10 JANUARY 2025.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE PRETORIA. Tel: 012 325 4185. Fax: 012 328 3043. Ref: DU PLOOY/LM/GP12534 - e-mail : lorraine@hsr.co.za. -.

AUCTION

Case No: 2022/4353

IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, JOHANNESBURG) In the matter between: ABSA HOME LOANS GUARANTEE, First Plaintiff; and COMPANY (RF) PTY LTD ABSA BANK LIMITED, Second Plaintiff, and PHOOKO, MORAKA KAGISO, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10:00, ACTING SHERIFF ROODEPOORT SOUTH at 182 PROGRESS ROAD, TECHNIKON, ROODEPOORT

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 14 NOVEMBER 2022, a sale will be held at the office of the ACTING SHERIFF ROODEPOORT SOUTH at 182 PROGRESS ROAD, TECHNIKON, ROODEPOORT on 31 JANUARY 2025 at 10H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the ACTING SHERIFF ROODEPOORT SOUTH at 182 PROGRESS ROAD, TECHNIKON, ROODEPOORT, subject to a reserve price set at R368,000.00. A Unit consisting of - a) Section No. 20 as shown and more fully described on Sectional Plan Number. SS85/2016, in the scheme known as ROCKY RIDGE in respect of the land and building or buildings situate at FLEURHOF EXTENSION 24 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 42 (FORTY-TWO) square metres in extent; and b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan Held by Deed of Transfer No. ST18962/2016 Situated at: Unit 20 Rocky Ridge, 2 Lily Street, Fleurhof Ext. 24, 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: IMPROVEMENTS: Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Toilet THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiffs' 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, TECHNIKON, ROODEPOORT. The office of the ACTING SHERIFF ROODEPOORT SOUTH will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/ DownloadFileAction?id=99961) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE ACTING SHERIFF ROODEPOORT SOUTH at 182 PROGRESS ROAD, TECHNIKON, ROODEPOORT.

Dated at JOHANNESBURG, -.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff , Johannesburg. Tel: 011 274 9800. Fax: 011 646 7982. Ref: JN6737/P478/ N. Erasmus/CO. -.

AUCTION

Case No: 2023-047716 Docex 55 Randburg

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

In the matter between: Firstrand Bank Limited t/a First National Bank, Plaintiff and NGOMANI, GLORIA NTWANANO (Judgment Debtor)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 11:00, 139 Erich Mayer Street, Pretoria North, Gauteng

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court Tshwane North Wonderboom on 31 January 2025 at 11H00 at Sheriff's Office at 139 Erich Mayer Street, Pretoria North, Gauteng, of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale:a Unit consisting of Section No 42 as shown and more fully described on Sectional Plan No. SS138/2018, in the scheme known as Waterberry in respect of the land and building or buildings situated at Erf 2481 Theresapark Extension 57 Township, Local Authority: City of Tshwane Metropolitan Municipality; Measuring 55 (fifty five) square meters; Held by the judgment debtor under Deed of

Transfer ST20600/2018;Physical address: 42 Waterberry, 69 Leopard Street, Theresapark Ext 57, Pretoria. The following information is furnished, though in this regard nothing is guaranteed: Improvements: Lounge, kitchen, 2 bedrooms, 2 bathroom, 1 shower, 2 w/c, 1 carport.Terms:The sale is with a reserve price of R400,000.00 (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be Secured by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale.Conditions: The sale would be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at www.acts.co.za (the Act) and www.info.gov.za (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at 139 Erich Mayer Street, Pretoria North, Gauteng.

Dated at Hydepark, 27 NOVEMBER 2024.

Attorneys for Plaintiff(s): 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/FF004625.

AUCTION

Case No: 74000/2019

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

In the matter between: FirstRand Bank Limited, Plaintiff and MALESELA WILLIAM THUBAKGALE, and SELLO ASAPH THUBAKGALE, Defendants

NOTICE OF SALE IN EXECUTION

03 FEBRUARY 2025, 11:00, SHERIFF CENTURION WEST, 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION on 3 FEBRUARY 2025 at 11:00

Pursuant to a judgment obtained, a sale in execution will be held, with a reserve price of at least R780 000.00 (seven hundred and eighty thousand rand), by the SHERIFF CENTURION WEST, 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION on 3 FEBRUARY 2025 at 11:00of the following property:

A unit consisting of:-

- (a) Section No. 16 as shown and more fully described on the Sectional Plan No SS441/2018, in the scheme known as THE HUDSON AT AMBERFIELD CITY in respect of the land and building or buildings situate at ERF 4832 ROOIHUISKRAAL NORTH EXTENSION 46 TOWNSHIP; LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said Sectional Plan, is 143 (ONE HUNDRED AND FORTY THREE) square meters in extent; and
- (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

Held by Deed of Transfer No ST75928/2018

STREET ADDRESS: UNIT 16 THE HUDSON AT AMBERFIELD CITY COMPLEX, 85 AMAPONDO STREET, ROOIHUISKRAAL NORTH EXT 46, CENTURION, PRETORIA, GAUTENG PROVINCE, SITUATED WITHIN THE TSHWANE CENTRAL MAGISTERIAL DISTRICT AND CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PLACE OF SALE: The sale will be held by the SHERIFF CENTURION WEST and take place at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION

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

UNIT SITUATED IN A COMPLEX KNOWN AS THE HUDSON AT AMBERFIELD CITY. THE COMPLEX IS CONSTRUCTED OF BRICK WITH A TILE ROOF AND THE UNIT CONSISTS OF A LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 1 BATHROOM, 2 SHOWERS, 2 TOILETS, 1 DRESSING ROOM, 2 GARAGES AND A COVERED PATIO

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF CENTURION WEST at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION, where they may be inspected during normal office hours.

Dated at Pretoria, 04 DECEMBER 2024.

Attorneys for Plaintiff(s): 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/MS/MAT11477. -.

AUCTION

Case No: 45770/2022

IN THE HIGH COURT OF SOUTH AFRICA (JOHANNESBURG)

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and GERALD ALEXANDER (IDENTITY NUMBER: 690818 5114 08 7) & CELICITY ALEXANDER (IDENTITY NUMBER: 680831 0057 08 8, Defendants

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

05 FEBRUARY 2025, 08:00, NO 5 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKING)

A Sale in execution will be held by the Sheriff of The High Court , Sheriff Lenasia - Soweto Easton 05 th day of February 2025at 08h00 at No 5 2nd Avenue cnr station road Armadale (known as viking), of the Defendants property, described below with the reserve price of R180 000.00.

ERF 1903 KLIPSPRUIT WEST EXTENSION 1 TOWNSHIP,

REGISTRATION DIVISION I.Q.,

THE PROVINCE OF GAUTENG

MEASURING 378 (THREE HUNDRED AND SEVENTY EIGHT) SQUARE METRES,

HELD BY DEED OF TRANSFER NUMBER T16392/2012,

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED

SITUATED AT: 10 SAN SALVADOR STREET, KLIPSPRUIT WEST, EXTENSION 1 .

("the Property).

Particulars of the property and the improvements thereon are provided herewith but are not quaranteed.

A dwelling consisting of: 3 X Bedrooms, Bathroom, Toilet, Lounge & Kitchen.

Outbuildings consisting of: 4 X Bedrooms, Bathroom & Garage.

Flatlet consisting of: 4 X Bedrooms & Bathroom.

Other information: Walling: Plaster & Roof: Corrugated Iron.

Inspect conditions of Sale at The Sheriff's Office , Sheriff Soweto East at No 5, 2 nd Avenue, Cnr Station Road, Armadale (Viking).

Dated at JOHANNESBURG, 06 JANUARY 2025.

Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Tel: 011 028 1258. Fax: 011 312 83250. Ref: M00705. KHUTSO NKUNA.

AUCTION

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

Case No: 8200/2022

In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Raveena Narain, Judgment Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 10:00, 50 Edwards Avenue, Westonaria

A Sale In Execution of the undermentioned property is to be held by the Acting Sheriff Westonaria at the Sheriff's Office, 50 Edwards Avenue, Westonaria on Friday, 31 January 2025 at 10h00. Full conditions of sale can be inspected at the Acting Sheriff Westonaria, 50 Edwards Avenue, Westonaria 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 163 Lenasia South Ext 1 Township Registration Division: IQ Gauteng Province Measuring: 625 square metres Deed of Transfer: T47337/2021 Also known as: 6 Camden Lane, Lenasia South Ext 1. Magisterial District: Johannesburg

Central Improvements: Vacant Stand Zoned: Residential Take further notice that: 1. This sale is a sale in execution conducted in accordance to the Consumer Protection Act 88 of 2008 as Amended, in pursuant to a judgment obtained against the Defendant for money owing to the Plaintiff. 2. The purchaser shall pay auctioneer's commission subject to: a) 6% on the first R 100 000.00 b) 3.5% on R 100 000.00 to R 400 000.00 c) 1.5% on the balance of the proceeds of the sale subject to, A maximum commission of R 40 000.00 plus VAT, and a minimum commission of R 3 000.00 plus VAT. 3. A deposit of 10% of purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 3. 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of sale to date of transfer. 6. The rules of the auction and conditions are available 24 hours prior to the auction at the offices of the Acting Sheriff Westonaria, 50 Edwards Avenue, Westonaria. 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. FICAlegislation i.r.o. proof of identity and address particulars iii. Payment of a Refundable Registration Fee of R 50 000.00 one (1) day prior to the date of sale by EFT, NO CASH ACCEPTED, in order to obtain a buyer's card. iv. Registration conditions The auction will be conducted by the Acting Sheriff, Mr Rudi Vermeulen, or his deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 07 JANUARY 2025.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F7167.

AUCTION

Case No: 25139/2021 DX 136, PRETORIA

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, (Registration Number: 2006/021576/07), Plaintiff, and Prosperity Kholofelo Makua, First Defendant, and Daphney Makua Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 JANUARY 2025, 11:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, PRETORIA NORTH EAST, 102 PARKER STREET, RIVIERA, PRETORIA

In terms of a judgment granted on 6 June 2022, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on THURSDAY 30 JANUARY 2025 at 11H00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, PRETORIA NORTH EAST, 102 PARKER STREET, RIVIERA, PRETORIA, 0001 subject to a reserve price of R1,750,000.00 (ONE MILLION SEVEN HUNDRED AND FIFTY THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 79 COLBYN TOWNSHIP REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG MEASURING 1126 (ONE THOUSAND ONE HUNDRED AND TWENTY SIX) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T30502/2019 Street address: 47 Allcock Street, Colbyn MAGISTERIAL DISTRICT: Pretoria North East IMPROVEMENTS 1 x Entrance, 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 4 x Bedrooms, 2 x Bathrooms, 2 x Garages COTTAGE: 2 x Bedrooms, 1 x Bathroom, 1 x Kitchen The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning: Residential 1. TERMS The purchase price shall be paid as follows: 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or EFT at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, PRETORIA NORTH EAST, 102 PARKER STREET, RIVIERA, PRETORIA, 0001 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/Download FileAction?id=99961) (b) Fica-Legislation, proof of identity and address

and particulars. (c) Payment of a refundable registration fee of R10 000,00 to be paid in cash or EFT; (d) Registration Conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 20 DECEMBER 2024.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Tel: (012) 321-1008. Fax: (012) 346-2239. Ref: FORECLOSURES / MAT9521 / TH. -.

AUCTION

Case No: 2021/21070

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

In the matter between: ABSA HOME LOANS GUARANTEE, First Plaintiff; and COMPANY (PTY) LTD ABSA BANK LIMITED, Second Plaintiff, and NARAIN, SKELAN Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

29 JANUARY 2025, 08:00, SHERIFF LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (known as VIKING)

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 24 JULY 2024, a sale will be held at the office of the SHERIFF LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (known as VIKING) on 29 JANUARY 2025 at 08H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (known as VIKING), subject to a reserve price of R500,000.00. ERF 2682 LENASIA SOUTH EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 350 (THREE HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANFER NO. T42772/2019, SITUATED AT: 9 VUURPYL LANE, LENASIA EXTENSION 2. Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: Lounge, Dining Room, Living Room, Kitchen, 4 Bedrooms, 1 Batrhoom, Kitchenette, 3 femail toilets, 3 male toilets, 4 Garages THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiffs' Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (known as VIKING). The office of the Sheriff - LENASIA will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/DownloadFileAction? id=99961) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (known as VIKING).

Dated at JOHANNESBURG, -.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan

Smuts Avenue Westcliff , Johannesburg. Tel: 011 274 9800. Fax: 011 646 7982. Ref: JN1071/N823/N. Erasmus/CO. -.

AUCTION

Case No: 2020/28819 Docex 55 Randburg IN THE HIGH COURT OF SOUTH AFRICA (Gauteng Local Division, Johannesburg)

In the matter between: Firstrand Bank Limited t/a First National Bank, Plaintiff and RANKHODODO, MBULAHENI HENDRICK (First Judgment Debtor) & H BONO FURNITURE MANUFACTURERS (PTY) LTD (Second Judgment Debtor)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10:00, 182 Progress Road, Lindhaven, Roodepoort, Gauteng.

In execution of a ludgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court Roodepoort on 31 January 2025 at 10H00 at Sheriff's Office Roodepoort North, 182 Progress Road, Lindhaven, Roodepoort of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale:Erf 114 Georginia Township, Registration Division I.Q., Province of Gauteng; Measuring 487 (Four Hundred and Eighty Seven) square metres; Held by the first judgment debtor under Deed of Transfer T37214/2001; Physical address: 26 Nelson Avenue, Georginia, Roodepoort, Gauteng. The following information is furnished, though in this regard nothing is guaranteed:Improvements: 1 x lounge, 1 x dining room, 1 x kitchen, 3 x bedrooms, 1 x bathrooms, 1 x WC, 1 x servants, 1 x bathroom/ WC.TERMS: The sale is with reserve price of R400,000.00 (unless specified differently on the day of the 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 (the Act) and www.info.gov.za (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at Sheriff's Office Roodepoort North, 182 Progress Road, Lindhaven, Roodepoort.

Dated at Hydepark, 06 NOVEMBER 2024.

Attorneys for Plaintiff(s): 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/FF003694. -.

AUCTION

Case No: 17867/2016

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

In the matter between: NEDBANK LIMITED, Plaintiff and MBONE PHINEAS MAGABE (IDENTITY NO: 480407 5210 089); JOSEPHINE MAGABE (IDENTITY NO: 4407110434 084); and SAGE WISE 1068 CC (CK NO: 2004/018108/23)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 JANUARY 2025, 10:00, 91B GENERAL HERTZOG ROAD, THREE RIVERS

IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG LOCAL DIVISION, JOHANNESBURG) CASE NO: 17867/2016
In the case between:
NEDBANK LIMITED, PLAINTIFF and
MBONE PHINEAS MAGABE, FIRST RESPONDENT (Identity No. 480407 5210 089)
JOSEPHINE MAGABE, SECOND RESPONDENT (Identity No. 440711 0434 084)

SAGE WISE 1068 CC THIRD RESPONDENT

(CK No. 2004/018108/23)

NOTICE OF SALE IN EXECUTION - IMMOVABLE PROPERTY DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE:

The immovable property will be sold at the office of THE SHERIFF FOR VEREENIGING, 91B GENERAL HERTZOG ROAD, THREE RIVERS ,by public auction on 30 JANUARY 2025at 10h00, wherein the Conditions of Sale will also be available for inspection at the office of THE SHERIFF FOR VEREENIGING, 91B GENERAL HERTZOG ROAD, THREE RIVERS.

Property Description:

ERF 358 THREE RIVERS TOWNSHIP

REGISTRATION DIVISION I.Q.

PROVINCE OF GAUTENG

MEASURING: 4015 (FOUR THOUSAND AND FIFTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER T104725/1995

WHICH BEARS THE PHYSICAL ADDRESS:

55 SUGARBUSH DRIVE

THREE RIVERS

VEREENIGING.

Dated at ROODEPOORT, 17 DECEMBER 2024.

Attorneys for Plaintiff(s): VICTOR AND PARTNERS INCORPORATED, UNIT 10, 2ND FLOOR, HIGHCLIFF OFFICE PARK CNR WILHELMINA AVENUE & CHRISTIAAN DE WET ROAD, CONSTANTIA KLOOF, ROODEPOORT. Tel: 0118310000. Fax: -. Ref: M LEE. -.

AUCTION

Case No: 2024-028060

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

IN THE MATTER BETWEEN SS WILLOWBROOK MEWS - EXECUTION CREDITOR, and DAYLENE ZSANEY DAMONS - 1ST EXECUTION DEBTOR; THE CITY OF JOHANNESBURG LOCAL MUNICIPALITY - 2ND EXECUTION DEBTOR; and STANDARD BANK OF SOUTH AFRICA LTD - 3RD EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10:00, SHERIFF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of attachment dated the 10 thday of June 2024, the property listed hereinbelow will be sold in execution to the highest bidder. The sale in execution will be conducted by the Sheriff of the above Honourable Court, SHERIFF ROODEPOORT, and will take place at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on the 31 STOF JANUARY 2025 at 10 H00 or as soon as reasonably possible thereafter.

THE PROPERTY:

- 1. UNIT 21, in the sectional title scheme known as SS WILLOWBROOK MEWS, with scheme number 17/2001, held by the 1 st Execution Debtor under Sectional Title ST29759/2014, which is better known UNIT 21, SS WILLOWBROOK MEWS, 967 BROOK STREET, WELTEVREDENPARK EXTENSION 1, JOHANNESBURG, 1709, in the City of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional title plan is 61.0000 (Sixty-One) square meters in extent.
- 2. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as enclosed on the said sectional title plan.

THE PROPERTY IS ALSO KNOWN AS: UNIT 21, SS WILLOWBROOK MEWS, 967 BROOK STREET, WELTEVREDENPARK EXTENSION 1, JOHANNESBURG, 1709.

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

The property consists of 2 (Two) Bedrooms, 1 (One) Bathroom, 1 (One) Lounge, 1 (One) Carport, 1 (One) Kitchen, with palisade fencing, plaster outer walls, tiled roof, and tiled inner floors.

THE CONDITIONS OF SALE:

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

The conditions of sale are open for inspection at the offices of the Sheriff of the above Honourable Court, Sheriff Roodepoort, 182 Progress Road, Lindhaven, Roodepoort.

Dated at Roodepoort, 10 JANUARY 2025.

Attorneys for Plaintiff(s): Schüler Heerschop Pienaar Attorneys, BLOCK 3, 1ST FLOOR, CLEARWATER OFFICE PARK, MILLENIUM BOULEVARD, STRUBENS VALLEY, 1735. Tel: 011 763 3050. Fax: -. Ref: SSW1/0002. -.

AUCTION

Case No: 32267/2022

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

In the matter between: Firstrand Bank Limited, Applicant, and Mamorao Khaebana, ID: 6605101211084, 1st Respondent; City of Tshwane Metropolitan Municipality, 2nd Respondent; and Thatchfield Home Owners Association NPC, 3rd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

03 FEBRUARY 2025, 11:00, Office of the Sheriff Centurion West at 229 Blackwood Street, Hennopspark, Centurion

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 R1596000.00 to the highest bidder, will be held by the SHERIFF CENTURION WEST at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION on 03 February 2025 at 11:00AM 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 2 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS899/2007 IN THE SCHEME KNOWN AS THE REEDS 5044 IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 5044, THE REEDS EXTENSION 37 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 230 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 ST45723/2017; SUBJECT TO SUCH CONDITIONS THEREIN CONTAINED AND FURTHER SUBJECT TO THE RULES AND REGULATIONS OF THATCHFIELD HOME OWNERS' ASSOCIATION N.P.C.

Situated: UNIT 2, THE REEDS 5044 COMPLEX, 484 ROOIBOS STREET, THE REEDS EXT 37, CENTURION

Zoned: RESIDENTIAL

The property consists of UNIT WITH ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN, PANTRY, SCULLERY. 3 BEDROOMS.2 BATHROOMS, 2 SHOWERS, 2 TOILETS, DRESSING ROOM, COVERED PATIO AND OPEN BALCONY AND OUTBUILDINGS CONSISTING OF 2 GARAGES, 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 CENTURION WEST at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION. The office of the Sheriff 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.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 CENTURION WEST at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION.

Dated at PRETORIA, 02 DECEMBER 2024.

Attorneys for Plaintiff(s): RWL INC.,, Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT14201 R VAN DEN BURG LVDW. -.

AUCTION

Case No: 5077/2019

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

In the matter between: Firstrand Bank Limited, Applicant, and Ramphofe Godwin Chaane, ID: 6605225789080, 1st Respondent, and City of Tshwane Metropolitan Municipality, 2nd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

03 FEBRUARY 2025, 11:00, Sheriff Centurion West at 229 Blackwood Street, Hennopspark, Centurion

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R1 300 000.00 to the highest bidder, will be held by the SHERIFF CENTURION WEST at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION on 3 FEBRUARY 2025 at 11:00AM 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 1040 ROOIHUISKRAAL EXTENSION 1 TOWNSHIP; REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG; MEASURING: 1077 SQUARE METRES; HELD BY DEED OF TRANSFER NO: T55892/2018; SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated: 57 Hornbill Avenue, Rooihuiskraal Ext 1, Centurion

Zoned: RESIDENTIAL

The property consists of MAIN DWELLING CONSISTING OF ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, 4 BEDROOMS, 2 BATHROOMS 1 SHOWER, 2 TOILETS 2 OUT GARAGES, 3 CARPORTS, SERVANT'S ROOM, 1 OUTSIDE TOILET, AND BAR ROOM. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

- 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and a minimum of R3000.00 plus vat.
- 2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or eft on the date of the sale. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.
- 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.
- 4. The rules of auction are available 24 hours prior to the auction at the offices of the SHERIFF CENTURION WEST at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION. The office of the Sheriff 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.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 CENTURION WEST at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION.

Dated at PRETORIA, 02 DECEMBER 2024.

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Part 2 of 2



LEGAL NOTICES WETLIKE KENNISGEWINGS

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

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Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT5699/MS R VAN DEN BURG/LVDW. -.

AUCTION

Case No: 2017/47078

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

In the matter between: ABSA BANK LIMITED, Plaintiff and MOEKETSI, LORRAINE MAIPHEPHI, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 09:30, SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG

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 BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG on 31 JANUARY 2025 at 09H30, of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG, subject to a reserve price set at R761,000.00.

ERF 1527, DAWN PARK EXTENSION 24 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 828 (EIGHT HUNDRED AND TWENTY-EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NO: T75008/2012, SITUATED AT: 14 Stanton Street, Dawn Park Ext. 24, Boksburg Magisterial Court District (Boksburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS).

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

IMPROVEMENTS: Lounge, Dining Room, Kitchen, 3 Bedrooms, 1 Bathroom/Shower/Toilet, 3 Garages. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS".

- 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 LEEUWPOORT STREET, BOKSBURG. The office of the SHERIFF BOKSBURG will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA:
- a. Directive of the Consumer Protection Act 68 of 2008

(URL http://www.infp.gov.za/view/DownloadFileAction?id=99961);

- b. FICA-Legislation Proof of Identity and address particulars;
- c. Payment of a registration fee of R30,000.00 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 BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG.

Dated at JOHANNESBURG, -.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue, Westcliff, Johannesburg. Tel: 011 274-9800. Fax: 011 646-7982. Ref: JN4488/M916N. Erasmus/CO. -.

AUCTION

Case No: 2023/34026

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

In the matter between: ABSA BANK LIMITED Plaintiff, and DOMINGO, AWATIF Defendant NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 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 JANUARY 2024, a sale will be held at the office of the SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on 31 JANUARY 2025 at 10H00 of the undermentioned property of the Defendant 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 R495,000.00. ERF 106 FLORIDA LAKE TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 718 (SEVEN HUNDRED AND EIGHTEEN) SQUARE METRES; HELD BY DEED OF TRANSFER NO. T43532/2007 Situated at: 34 Potgieter Avenue, Florida Lake, 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 quaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: Lounge, Dining Room, Kitchen, 3 Bedrooms, 2 Bathroom, Single Garages, 1 Carport, Grannyflat THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's 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. Tel: 011 274 9800. Fax: 011 646 7982. Ref: JN8460/D639/N. Erasmus/CO. -.

AUCTION

Case No: 17346/2021

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Execution Creditor/Plaintiff (Registration No: 2006/021576/07) and THATO MOLEFE Execution Debtor/ Defendant (Identity Number: 810311 5433 08 2)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10:00, SHERIFF ROODEPOORT NORTH ,182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 25th AUGUST 2022 in terms of which the following property will be sold in execution on 31st JANUARY 2025 at 10:00 by the SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the highest bidder without a reserve price. a) SECTION NO. 49 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS317/2007, IN THE SCHEME KNOWN AS ESPLENDIDO IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT WILGEHEUWEL EXTENSION 23 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 51 (FIFTY ONE) SQUARE METRES IN EXTENT; AND 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 ST2256/2016 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. ("THE PROPERTY") SITUATED AT: 49 ESPLENDIDO, 44 STRAUSS AVENUE,

WILGEHEUWEL EXTENSION 23. ROODEPOORT DOMICILIUM ADDRESS: 1021 RICCI'S PLACE, CNR RISSIK COMMISSIONER STREET, JOHANNESBURG ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, 2X BEDROOMS, BATHROOM. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF ROODEPOORT NORTH. The office of the Sheriff for ROODEPOORT NORTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (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 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT.

Dated at SANDTON, 04 DECEMBER 2024.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Fax: -. Ref: THE1797/0219.

AUCTION

Case No: 75630/2019

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

In the matter between: Firstrand Bank Limited, Applicant, and Maphowe Wilhemina Chaane (Motlhoki), ID: 8009070739084, 1st Respondent,. and City of Tshwane Metropolitan Municipality, 2nd Respondent

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 11:00, Sheriff's ODI at Morula Sun Resort, Mabopane

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 R400000.00 to the highest bidder, will be held by the SHERIFF ODI AT MORULA SUN RESORT, MABOPANE on 06 February 2025 at 11:00AM of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain:

ERF 11825 MABOPANE UNIT X TOWNSHIP;

REGISTRATION DIVISION J.R., NORTH WEST PROVINCE;

MEASURING: 278 SQUARE METRES;

HELD BY DEED OF TRANSFER NO T155694/07;

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated: STAND 11825 MABOPANE UNIT X TOWNSHIP, GAUTENG

Zoned: RESIDENTIAL

The property consists of DWELLING WITH LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 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 ODI at 2956 BLOCK U EXT01, DR MOKGOKONG STREET, MABOPANE. The office of the Sheriff Odi 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 R0.00 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 ODI at 2956 BLOCK U EXT01, DR MOKGOKONG STREET, MABOPANE.

Dated at PRETORIA, 03 DECEMBER 2024.

Attorneys for Plaintiff(s): RWL INC.,, Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT2678 R VAN DEN BURG LVDW. -.

AUCTION

Case No: 2023/038297

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

In the matter between: FirstRand Bank Limited, Plaintiff and GERALD CHRISTO Mc CLOEN,
Defendant

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 10:00, SHERIFF: VEREENIGING, 91B GENERAL HERTZOG ROAD, THREE RIVERSS, VEREENIGING on 6 FEBRUARY 2025 at 10H00

Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of at least R514 000.00 (five hundred and fourteen thousand rand), by the SHERIFF: VEREENIGING, 91B GENERAL HERTZOG ROAD, THREE RIVERSS, VEREENIGING on 6 FEBRUARY 2025 at 10H00 of the following property:

ERF 78 SPRINGCOL TOWNSHIP

REGISTRATION DIVISION I.Q. - GAUTENG PROVINCE

MEASURING 917 SOUARE METRES

HELD BY DEED OF TRANSFER NR. T68328/2007

STREET ADDRESS:

18 BOSMAN STREET, SPRINGCOL, VEREENIGING, GAUTENG situated in THE EMFULENI MAGISTERIAL DISTRICT AND CITY OF EMFULENI LOCAL MUNICIPALITY

PLACE OF SALE: The sale will be held by the SHERIFF VEREENIGING, 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING.

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

SINGLE STOREY DWELLING WITH AN IRON ROOF CONSTRUCTED OF BRICK CONSTRUCTED OF LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOM, BATHROOM, SHOWER, 2 WC, OUT GARAGE, SHADEPORT, ENTERTAINMENT AREA/ BUILDING

Zoned for residential purposes.

SALE: The Conditions of Sale will lie for inspection at the offices of the VEREENIGING, 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING where they may be inspected during normal office hours.

Dated at Pretoria, 04 DECEMBER 2024.

Attorneys for Plaintiff(s): 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/MAT13019. -.

AUCTION

Case No: 2024-005991

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

In the matter between: FIRSTRAND BANK LIMITED, Applicant and Sandile Lucky Maphanga, ID: 6305255034081, 1st Respondent City of Johannesburg Metropolitan Municipality, 2nd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

05 FEBRUARY 2025, 14:00, Sheriff Johannesburg East at 61 van Riebeeck Street, Alberton

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 R386000.00 to the highest bidder, will be held by the SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON on 05 February 2025 at 14:00, of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: ERF 653, SOUTH HILLS EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, IN EXTENT: 496 SQUARE METRES, HELD UNDER DEED OF TRANSFER NO. T19327/2002, SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN AND ESPECIALLY THE RESERVATION OF MINERAL RIGHTS, Situated: 9 HOLMDENE STREET, SOUTH HILLS EXT. 1, JOHANNESBURG.

Zoned: RESIDENTIAL.

The property consists of: MAIN DWELLING WITH ENTRANCE HALL, LOUNGE, KITCHEN, PANTRY, 2 BEDROOMS, BATHROOM AND TOILET AND OUT BUILDINGS CONSISTING OF 2 CARPORTS AND 3 SERVANT'S ROOMS AND GRANNY FLAT WITH LOUNGE, KITCHEN, BEDROOM, 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 JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON.

The office of the Sheriff Johannesburg East will conduct the sale with auctioneers JA Thomas and/or A Jegels.

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 by EFT that must reflect in the Sheriff's account prior to the commencement of the auction in order to obtain a buyer's card;
- (d) Registration conditions no person will be allowed on the premises if they are not registered for FICA and CPA.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON.

Dated at PRETORIA, 03 DECEMBER 2024.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362-8990. Fax: -. Ref: MAT18219 R VAN DEN BURG /LVDW. -.

AUCTION

Case No: 48381/2019

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

In the matter between: FIRST RAND BANK LIMITED (formerly known as FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED), Plaintiff and RODNEY DAKALO RAMUSIA, Defendant NOTICE OF SALE IN EXECUTION

30 JANUARY 2025, 10:00, SHERIFF, PRETORIA SOUTH WEST, AZANIA BUILDING, CNR. ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA

KINDLY TAKE NOTICE that pursuant to a Judgment delivered by the High Court of South Africa, Gauteng Division, Pretoria on the 4 TH OCTOBER, 2023 and Writ of Attachment issued thereafter, the immovable property listed hereunder will be sold to the highest bidder with a reserve of R431,587.77 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, PRETORIA SOUTH WEST at AZANIA BUILDING, CNR. ISCOR AVENUE AND IRON TERRACE, WEST PARK, PRETORIA on 30th JANUARY, 2025 at 10h00.

Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF PRETORIA SOUTH WEST at the above mentioned address and will also be read out by the Sheriff prior to the sale in execution.

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

PROPERTY: PORTION 2 OF ERF 1671 PRETORIA TOWNSHIP

REGISTRATION DIVISION | R PROVINCE OF GAUTENG

MEASURING: 429 (FOUR HUNDRED AND TWENTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T 2099/2018

KNOWN AS 126 COURT STREET, PRETORIA WEST, PRETORIA

IMPROVEMENTS: LOUNGE, DININGROOM, KITCHEN, 3 BEDROOMS BATHROOM, TOILET, CARPORT, SERVANT'S QUARTERS, STOREROOM, BATHOOM/TOILET, 4 OUTSIDE ROOMS

THE PROPERTY IS ZONED Residential (the accuracy hereof not guaranteed)

1. The rules of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, PRETORIA SOUTH WEST, AZANIA BUILDING, CNR. ISCOR AVENUE AND IRON TERRACE, WEST PARK, PRETORIA during office hours.

Advertising cost at current publication rates and sale costs according to Court Rules apply Registration a buyer is a pre-requisite subject to condition, inter alia

- (a) Directive of the Consumer Protection Act 68 of 2008
 - (URL http://www.info.gov.za/view/Download Files Action?id=99961)
- (b) Fica-legislation: Requirement proof of ID and residential address
- (c) All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain buyers card
 - (d) Payment of a Registration fee (refundable)in cash or EFT
 - (e) Registration condition
 - (f) The Sheriff will conduct auction

Dated at PRETORIA, 10 JANUARY 2025.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: 012 325 4185. Fax: 012 328 3043. Ref: DU PLOOY/LM/GP12601 e-mail: lorraine@hsr.co.za. -.

AUCTION

Case No: 5578/2024

IN THE HIGH COURT OF SOUTH AFRICA (JOHANNESBURG)

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In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and JAKUB MARIAN GRANICKI (IDENTITY NUMBER: 800110 5251 08 6), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

06 FEBRUARY 2025, 10:00, 5 ANEMOON STREET, GLEN MARAIS, EXTENSION 1

A Sale in execution will be held by the Sheriff of The High Court , Sheriff Kempton Park & Tembisaon 06 th day of February 2025at 10h00 at 5 Anemoon Street, Glen Marais, Extension 1,of the Defendant property, described below with the reserve price of R473 539.05.

- 1. A unit consisting of:
- (a) Section No. 277as shown and more fully described on Sectional Plan No SS342/2011, in the scheme known as STRELITZIAin respect of the land and building or buildings situated at GREENSTONE HILL, EXTENSION 21, TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 70(SEVENTY) square metres in extent; and
- (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 ST58118/2011

SITUATED AT: UNIT 277, STRELITZIA, EMERALD PARKWAY,

GREENSTONE HILL, EXTENSION 21, MODDERFONTEIN.

("the Property")

Particulars of the property and the improvements thereon are provided herewith but are not guaranteed.

A dwelling consisting of: 2 x Bedrooms, 2 x Bathroom, Lounge & Kitchen.

Other Improvements: None.

Inspect conditions of Sale at The Sheriff's Office , Sheriff Kempton Park & Tembisaat 5 Anemoon Street, Glen Marais, Extension 1.

Dated at JOHANNESBURG, 06 JANUARY 2025.

Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Tel: 011 028 1258. Fax: 011 312 83250. Ref: M01662. KHUTSO NKUNA.

Case No: 41658/2022

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

In the matter between: Standard Bank of South Africa Limited, Execution Creditor, and Tseke Mokgomana Maja, Judgment Debtor

NOTICE OF SALE IN EXECUTION

29 JANUARY 2025, 10:00, 19 Pollock Street, Randfontein

A Sale In Execution of the undermentioned property is to be held by the Acting Sheriff Randfontein at the Sheriff's Offices, 19 Pollock Street, Randfontein on Wednesday, 29 January 2025 at 10h00. Full conditions of sale can be inspected at the Acting Sheriff Randfontein, 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 196 Homelake Township Registration Division: IQ Gauteng Province Measuring: 857 square metres Deed of Transfer: T46605/2011 Also known as: 28 Beatrice Avenue, Homelake, Randfontein, Magisterial District: Randfontein Improvements: Main Dwelling: 4 bedroom house under a thatched roof with 2 bathrooms, 1 TV/living room, 1 dining room, 1 kitchen. Outbuilding: 1 garage, 2 outbuildings, 2 sheds, 1 swimming pool. 1 lapa and brick fencing. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL http:// www.info.gov.za/view/DownloadFileAction?id=99961) 2. FICA-legislation i.r.o. proof of identity and address particulars 3. Registration conditions

Dated at Pretoria, 07 JANUARY 2025.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F7278.

AUCTION

Case No: 1059/2021

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

In the matter between: FIRST RAND BANK LIMITED (formerly known as FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED), Plaintiff and LINDSAY REZANO ROBERT LE ROUX, Defendant

NOTICE OF SALE IN EXECUTION

30 JANUARY 2025, 11:00, SHERIFF, PRETORIA NORTH EAST, 102 PARKER STREET, RIVIERIA, PRETORIA

KINDLY TAKE NOTICE that pursuant to a Judgment delivered by the High Court of South Africa, Gauteng Division, Pretoria on17 TH JANUARY, 2023 and Writ of Attachment issued thereafter, the immovable property listed hereunder will be sold to the highest bidder with a reserve of R690,997.57 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, PRETORIA NORTH EAST at 102 PARKER STREET, RIVIERA, PRETORIA on 30TH JANUARY, 2025 at 11h00.

Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF PRETORIA NORTH EAST at the above mentioned address and will also be read out by the Sheriff prior to the sale in execution.

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

PROPERTY:

REMAINING EXTENT OF ERF 44 EAST LYNNE TOWNSHIP
REGISTRATION DIVISION J R PROVINCE OF GAUTENG
MEASURING: 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES
HELD BY DEED OF TRANSFER NO. T 50773/1999
SUBJECT TO THE CONDITIONS THEREIN CONTAINED
KNOWN AS 125 JAN FISKAAL STREET, EAST LYNNE

IMPROVEMENTS:

A residential dwelling consisting of:

ENTRANCE HALL, LOUNGE, FAMILY ROOM, DININGROOM, KITCHEN, SCULLERY, 4 BEDROOMS, 4 BATHROOMS, SHOWER, 4 TOILETS, 2 GARAGES, CARPORT, LAUNDRY, STOREROOM, BATHROOM/TOILET Improvements:

(Not Guaranteed)

The property is zoned: Residential

- 1. The rules / conditions of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, Pretoria North East, 102 Parker Street, Riviera, Pretoria
- 2. All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain buyers card
 - 3. Registration a buyer is a pre-requisite subject to condition, inter alia
 - (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/view/Download Files Action?id=99961)
- 4. Fica-legislation: All bidders are required to present their identity document together with proof of residence not less than 3 months old for FICA compliance
- 5. The full conditions of sale may be inspected at the offices of the Sheriff of the High court ,Pretoria North East, 102 Parker Street, Rivieria, Pretoria

Dated at PRETORIA, 10 JANUARY 2025.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: 012 325 4185. Fax: 012 328 3043. Ref: DU PLOOY/LM/GP10036 e-mail: lorraine@hsr.co.za. -.

AUCTION

Case No: 2024-050430 Docex 55 Randburg

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

In the matter between: Firstrand Bank Limited, t/a First National Bank, Plaintiff and MANENZHE, HUMBULANI FREDDY (First Judgment Debtor) & MANENZHE, MOHLAOLA NORAH (Second Judgment Debtor)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10:00, 182 Progress Avenue, Lindhaven, Roodepoort, Gauteng

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court Roodepoort on 31 January 2025 at 10H00 at Sheriff's Office 182 Progress Avenue, Lindhaven, Roodepoort, Gauteng, of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale:Erf 355 Ruimsig Ext 64 Township, Registration Division IQ, Province of Gauteng; Measuring 845 (eight hundred and fourty five) square meters; Held by the judgment debtor under Deed of Transfer T55494/2008; Physical address: 355 Ruimsig Golf Estate, 4 Augusta Avenue, Ruimsig Ext 64, Roodepoort, Gauteng. The following information is furnished, though in this regard nothing is guaranteed:Improvements: Entrance hall, lounge, dining room, 3 family rooms, study, kitchen, scullery, 4 bedrooms, 4 bathrooms, 4 showers, 4 w/c, dressing room, 3 out garages, 1 servants, 1 bathroom - w/c, gym, 2 covered carports. Terms: The sale is with a reserve price of R4,150,000.00 (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 These provisions may be viewed at www.acts.co.za (the Act) and Auction", where applicable. www.info.gov.za (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at 182 Progress Avenue, Lindhaven, Roodepoort, Gauteng.

Dated at Hydepark, 06 NOVEMBER 2024.

Attorneys for Plaintiff(s): 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/FF004760. -.

AUCTION

Case No: 2021/43596

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

In the matter between: FNB MORTGAGE LOANS (RF) LIMITED, Execution Creditor, and STERN: BRENDA MAY IDENTITY NUMBER: 661118 0221 081, Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

28 JANUARY 2025, 09:00, SHERIFF SANDTON SOUTH, BLOCK A, 4 RIVER ROAD, RIVERVIEW OFFICE PARK, HALFWAY GARDENS EXT 100, MIDRAND

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, IOHANNESBURG in the abovementioned suit, a sale with a reserve price of R730, 325,03 will be held by the Sheriff Sandton South, block A, 4 river road, riverview office park, halfway gardens EXT 100, MIDRAND ON 28 JANUARY 2025 AT 09:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the Sheriff Sandton South prior to the sale: CERTAIN 1. A Unit consisting of:- 1.1. Section No. 15 as shown and more fully described on Sectional Plan No. SS40/1979, in the scheme known as PARK MANOR in respect of the land and building or buildings situate at FAIRWAY TOWNSHIP; CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 102 (ONE HUNDRED AND TWO) SQUARE METRES in extent; and 1.2. 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 ST8453/2014 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. Which bears the physical address: SECTION 15 DOOR 201 PARK MANOR, 37 COLETT DRIVE, FAIRWAY 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, DINING ROOM, SHOWER, 1 WC, LOUNGE, KITCHEN, BALCONY AND BASEMENT BAY 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 SANDTON SOUTH, BLOCK A, 4 RIVER ROAD, RIVERVIEW OFFICE PARK, HALFWAY GARDENS EXT 100, MIDRAND Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/DownloadFileAction?id=99961) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee of - R10 000.00 - in cash (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF SANDTON SOUTH, BLOCK A, 4 RIVER ROAD, RIVERVIEW OFFICE PARK, HALFWAY GARDENS EXT 100, MIDRAND.

Dated at SANDTON, 11 NOVEMBER 2024.

Attorneys for Plaintiff(s): VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523 5326. Ref: B Seimenis / S Erasmus / MAT: 18497. -.

AUCTION

Case No: 2022/001096

IN THE HIGH COURT OF SOUTH AFRICA

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In the matter between: ABSA HOME LOANS GUARANTEE, First Plaintiff, and COMPANY (RF)
PTY LTD ABSA BANK LIMITED, Second Plaintiff, and ZIBI, NOMFUNDO KUDUBE, Defendant
NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

28 JANUARY 2025, 11:00, SHERIFF HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 2 APRIL 2024, a sale will be held by the SHERIFF HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND on 28 JANUARY 2025 at 11H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF HALFWAY HOUSE at 3rd FLOOR, SANDTON CITY OFFICE TOWERS, 5th STREET, SANDOWN, SANDTON, subject to a reserve price set at R575,000.00. A Unit consisting of - (a) Section No. 66 as shown and more fully described on Sectional Plan Number. SS614/2019, in the scheme known as GLEN ACRES PARK ESTATE in respect of the land and building or buildings situate at GLEN ACRES EXTENSION 16 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 63 (SIXTY-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. ST75030/2019, Situated at: Unit 66, Glen Acres Park Estate, 69 Austin Road, Glen Acres Ext. 16. Magisterial Court District (Randburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: Lounge, Dining Room, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Study, 1 Shower, 1 Toilet, 1 Bathtub, 1 Carport THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiffs' Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at 3rd FLOOR, SANDTON CITY OFFICE TOWERS, 5th STREET, SANDOWN, SANDTON, The office of the SHERIFF HALFWAY HOUSE will conduct the Sale, 4. The sale will be augmented with a timed online sale commencing on the THURSDAY prior to the live sale at 11H00 on TUESDAY, 28 JANUARY 2025. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast

auction at shha.online. All terms and conditions available on shha.online or at 3rd FLOOR, SANDTON CITY OFFICE TOWERS, 5th STREET, SANDOWN, SANDTON. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/DownloadFileAction?id=99961) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00- in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF HALFWAY HOUSE at 3rd FLOOR, SANDTON CITY OFFICE TOWERS, 5th STREET, SANDOWN, SANDTON.

Dated at JOHANNESBURG, -.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff , Johannesburg. Tel: 011 274 9800. Fax: 011 646 7982. Ref: JN7001/Z71/ N. Erasmus/CO. -.

Case No: 40355/2021

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

In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Siyabulela Rachaka Kgosimang, Judgment Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 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, 31 January 2025 at 10h00. Full conditions of sale can be inspected at the Sheriff Roodepoort, at the above-mentioned 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. A Unit, consisting of-

- (a) Section No. 14, as shown and more fully described on Sectional Plan No. SS213/2006, in the scheme known as Payne Heights, in respect of the land and building or buildings situated at Witpoortjie Township, Local Authority: City of Johannesburg Metropolitan Municipality, of which section of the floor are, according to the said sectional plan is 60 (sixty) square metres in extent; and
- (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST42245/2016;
- (c) An exclusive use area described as C14 measuring 13 (thirteen) square metres being such part of the common property comprising the land and the scheme known as Payne Heights in respect of the land and building or buildings situated at Witpoortjie Township, Local Authority: City of Johannesburg Metropolitan Municipality, as shown and more fully described on Sectional plan no. SS213/2006, Held by Notarial Deed of Cession Number SK2845/2016 Also known as 14 Payne Heights, 15 Payne Street, Witpoortjie. Magisterial District: Johannesburg West.

Improvements: A Sectional Title Unit with: 2 bedrooms, 1 bathroom, lounge, kitchen, carport. 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, 08 JANUARY 2025.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012) 342-9164. Fax: (012) 342-9165. Ref: Mr M Coetzee/AN/F6660. -.

AUCTION

Case No: 2023-040495

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

IN THE MATTER BETWEEN SPARTACUS BODY CORPORATE - Execution Creditor; and THE TRUSTEES FOR THE TIME BEING OF TONNA TRUST, 1st Execution Debtor; and CITY OF EKURHULENI METROPOLITAN, 2nd Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 09:30, SHERIFF BOKSBURG at 182 Leeuwpoort Street, Boksburg

In PURSUANCE of judgment in the Johannesburg High Court and a Warrant of Execution dated 10 June 2024, the property listed below will be sold in execution by the Sheriff Boksburg, on the 31 st January 2025 at Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg, at 9:30 am with a reserve of R 350 000.00. to the highest bidder.

PROPERTY:

- 1. Section no. 30, as shown and more fully described on Sectional Plan No. SS 236/1994, in the scheme known as Spartacus, in respect of the land and building or buildings situated at Unit 30 Spartacus Body Corporate, 20 Paul Smit Road, Ravenswood, Boksburg, 1459, of which section the floor area, according to the said sectional plan, is 60 square metres in extent; and
- 2. An undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan.
- 3. Held by Deed of Transfer ST39586/2019, ALSO KNOWN AS: Unit 30 Spartacus Body Corporate, 20 Paul Smit Road, Ravenswood, Boksburg, 1459.

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

The property comprising of: 1 Bedroom, 1 Bathroom, Covered EUA - Parking Bay, Open Plan Lounge, Dining room & Kitchen.

THE CONDITIONS OF SALE

The refundable registration fee in the amount R50 000.00 is payable in cash on the day of the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg.

Dated at Roodepoort, 13 NOVEMBER 2024.

Attorneys for Plaintiff(s): Schuler Heerschop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Tel: 011 763-3050. Fax: 011 760-4767. Ref: SPA3/0084. -.

AUCTION

Case No: 2018-42783

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

In the matter between: CONFIANCE ADMINISTRATIVE SOLUTIONS (PTY) LTD N.O. (in its capacity as the duly appointed administrator of Prosperity Mews Body Corporate), Plaintiff and MOTSOALEDI MADIKWE MARCUS & THREE OTHERS, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10h00, Sheriff Roodepoort North - 182 Progress Road, Lindhaven, Roodepoort

AUCTION NOTICE
IN THE HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION
JOHANNESBURG

CASE NO.: 2018/42783

In the matter between: CONFIANCE ADMINISTRATIVE SOLUTIONS (PTY) LTD N.O. (in its capacity as the

duly appointed administrator of Prosperity Mews Body Corporate) (PLAINTIFF) AND MOTSOALEDI MADIKWE MARCUS (Identity Number: 730324 5553 087 (FIRST DEFENDANT) THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (SECOND DEFENDANT) ABSA BANK LIMITED (THIRD DEFENDANT) SHERIFF ROODEPOORT NORTH (FOURTH DEFENDANT)

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

31st day of January 2025, the Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort

In pursuance of a judgment and Warrant of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort on the 31st day of January 2025, at 10h00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort 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 3 in the scheme known as Prosperity Mews Body Corporate with Scheme Number SS 196/2005, under Title Deed ST 54047/2005, situated at 721 Prosperity Road, Groblerpark Ext 67, Roodepoort, Johannesburg, measuring 103.000 sqm (ONE HUNDRED- AND THREE-SQUARE METRES). Held by Deed of Transfer Number ST 54047/2005. 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 3, Prosperity Mews Body Corporate, 721 Prosperity Road, Groblerpark Ext 67, Roodepoort, Johannesburg, measuring 103.000 sqm (one hundred and square meters)

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

- 1. The purchaser 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 Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort. The Sheriff Roodepoort North 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) (b) Fica Legislation - proof of identity and address particulars (c) Payment of a registration fee (R 100 000.00) - EFT that must reflect in the Sheriff's account prior to the sale (d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA (e) Advertising costs at current publication rates and sale costs according to court rules apply (f) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort with your reserve price, if any, in pursuance to this sale in execution.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 001 2628. Ref: SF10000753/PROWMEW3/NEDated at Johannesburg, 08 JANUARY 2025.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview. Tel: 010 001 2628. Fax: -. Ref: SF10000753/PROMEW3/NE.

AUCTION

Case No: 2023-094895 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and MZAMO SIBONISO CELE, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

06 FEBRUARY 2025, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 19 th of June 2024 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 KEMPTON PARK on THURSDAY the 06 TH day of FEBRUARY 2025 at 10:00 at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK with a reserve price of R782,569.07.

CERTAIN:

A UNIT CONSISTING OF -

- (A) SECTION NO. 14 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS98/2005, IN THE SCHEME KNOWN AS KELKIEWYN IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT TERENUE EXTENSION 63 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 210 (TWO HUNDRED AND TEN) SQUARE METRES IN EXTENT; AND
- (B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN

HELD BY DEED OF TRANSFER NUMBER ST107072/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: General Residential (not guaranteed)

The property is situated at UNIT 14 KELKIEWYN, 2B SUIKERBEKKIE ROAD, TERENUREand consist of 2 bedrooms, bathroom, TV / living room, kitchen and garage (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 Kempton Parksituated at 5 Anemoon Street, Glen Marais Extenion 1, Kempton 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.
- (URL http://www.info.gov.za/view/DownloadFileAction?id=99961)
- b) FICA legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of R20 000 (cash) which is refundable.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

Dated at JOHANNESBURG, 19 SEPTEMBER 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482 5652. Fax: 011 482 5653. Ref: R.NEL/MI/MAT104190. R. NEL.

AUCTION

Case No: 41726/2017

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

In the matter between: FIRSTRAND BANK LIMITED, Judgement Creditor and PIETER DU PLESSIS, Judgment Debtor

NOTICE OF SALE IN EXECUTION

04 FEBRUARY 2025, 10:00, 8 LUKE STREET, POTCHEFSTROOM

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 POTCHEFSTROOM to the highest bidder SUBJECT TO A RESERVE PRICE OF R459 969.04 and will be held at 8 LUKE STREET, POTCHEFSTROOM on 4 FEBRUARY 2025 at 10:00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 8 LUKE STREET, POTCHEFSTROOM, prior to the sale.

CERTAIN: REMAINING EXTENT OF PORTION 6 OF ERF 335 POTCHEFSTROOM TOWNSHIP, Registration Division I.Q, Province of NORTH-WEST, being 166 SOL PLAATJIE STREET, POTCHEFSTROOM, MEASURING: 947 (NINE HUNDRED AND FORTY SEVEN) Square Metres; HELD under Deed of Transfer No. T31876/13, 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: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, WC. OUTSIDE BUILDINGS: SERVANTS ROOM. SUNDRIES: VERANDA

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, 27 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No. 49 11th street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT401784\ ANNERI FRITZ \ TK. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 2023-069349 PH46A

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

In the matter between: Firstrand Bank Limited, Judgement Creditor and Wilhelm August Heinrich Makkink, Judgement Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 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, the Property shall be sold by the Sheriff BOKSBURG to the highest bidder, SUBJECT TO A RESERVE PRICE OF R350 000.00 and will be held at 182 Leeuwpoort Street, Boksburg on 31 January 2025 at 09:30 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 182 Leeuwpoort Street, Boksburg, prior to the sale.

A UNIT CONSISTING OF:

SECTION NO. 82 as shown and more fully described on Sectional Plan No. SS6/1994 in the scheme known as SMITHFIELDS in respect of the land and building or buildings situate at BOKSBURG WEST EXTENSION 4, LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 51 (FIFTY ONE) square metres in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation guota as endorsed on the said Sectional Plan.

HELD under Deed of Transfer No. ST14396/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED

An Exclusive use area described as PARKING NUMBER P82 measuring 13 (Thirteen) square metres being as such part of the common property, comprising the land and the scheme known as SMITHFIELDS in respect of the land and building or buildings situated at BOKSBURG WEST EXTENSION 4 TOWNSHIP, LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, as shown and more fully described on Sectional Plan No SS6/1994 held by Notarial Deed of Cession Number SK831/2018 AND SUBJECT TOSUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION. situated at UNIT 82 (DOOR 82) SMITHFIELDS, 70 CNR RIETFONTEIN AND BASS STREET, BOKSBURG WEST EXTENSION 4.

Situated in the Magisterial District of BOKSBURG.

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, 1 Bedroom, 1 Bathroom, 1 Showers, 1 WC, 1 Carport. 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, 09 DECEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT453712/AP/MV. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 2023-022966

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

In the matter between: FIRSTRAND MORTGAGE LOANS (RF) LIMITED, Judgement Creditor and NEIL YOUNG, 1st Judgment Debtor; CANDICE LEIGH YOUNG, 2nd Judgment Debtor

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXT 1,

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 KEMPTON PARK & TEMBISA to the highest bidder WITH A RESERVE PRICE OF R1 120 000.00 and will be held at 5 ANEMOON STREET, GLEN MARAIS EXT 1 on 6 FEBRUARY 2025 at 10H00, of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 5 ANEMOON STREET, GLEN MARAIS EXT 1, prior to the sale

CERTAIN: ERF 424, CROYDON TOWNSHIP, Registration Division IR, Province of GAUTENG, being 19 LYSTER ROAD, CROYDON, MEASURING: 991 (NINE HUNDERED AND NINETY ONE) Square Metres; HELD under Deed of Transfer No. T30280/2017, SUBJECT TO THE CONDITIONS THEIRIN CONTAINED. Situated in the Magisterial District of KEMPTON PARK & TEMBISA.

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, 1 BATHROOM, 1 SHOWER, 2 WC'S, OUTSIDE BUILDINGS: 2 CARPORTS, A COTTAGE CONSISTING OF: LOUNGE, KITCHEN, DINING ROOM, 1 BEDROOM, 1 SHOWER, 1 WC, LAUNDRY. SUNDRIES: SWIMMING POOL.

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

Dated at Hammond Pole Majola Inc, Boksburg, 26 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc, C/o NVG Attorneys, Menlo Law Chambers, No. 49 11th street, Menlo Park, Pretoria. Tel: 011 874-1800. Fax: 0866781356. Ref: MAT452906\ ANNERI FRITZ \ TK. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 35713/2019

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

In the application of: (1) INVESTEC BANK LIMITED, Plaintiff, and (1) GREGORY JEFFREY JOSEPH ROBERTS N.O.; (2) LERISA NATASHA ROBERTS N.O (in their respective capacities as Trustees of the Roberts Family Trust, Registration Number IT3276/2012); (3) GREGORY JEFFREY JOSEPH ROBERTS; and (4) LERISA NATASHA ROBERTS, Defendants

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 JANUARY 2025, 10:00, 5 MOUNT SHERMAN CRESCENT, MIDLANDS ESTATE, MIDSTREAM, CENTURION, SOUTH AFRICA

CASE NO: 35713/19 In the matter between: INVESTEC BANK LIMITED

(Registration Number: 1969/004763/06), Applicant/Execution Creditor

GREGORY JEFFREY JOSEPH ROBERTS N.O.

(Identity Number: 740526 5041 081), First Respondent/Execution Debtor

LERISA NATASHA ROBERTS N.O

(Identity Number: 820212 0259 084), Second Respondent/Execution Debtor

(in their respective capacities as Trustees of the Roberts Family Trust, Registration Number IT3276/2012)

GREGORY JEFFREY JOSEPH ROBERTS

(Identity Number: 740526 5041 081), Third Respondent/Execution Debtor

LERISA NATASHA ROBERTS

(Identity Number: 820212 0259 084), Fourth Respondent/Execution Debtor

NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 27 September 2024 in terms of which the following immovable property will be sold in execution, subject to a reserve price of R4,900,000.00 (four million, nine hundred thousand Rand) on 30 January 2025 at 10h00 by the Sheriff of the High Court, Kempton Park & Tembisa, at the Property situated at Erf 2214 Midstream Estate Ext. 2 with street address 5 MOUNT SHERMAN CRESCENT, MIDLANDS ESTATE, MIDSTREAM, CENTURION, SOUTH AFRICA:

Certain: Immovable Property

ERF 2214 MIDSTREAM ESTATE EXTENSION 25 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 1004 (ONE THOUSAND AND FOUR) SQUARE METRES

As held: By the Execution Creditor under Deed of Transfer number T94531/2012

Physical address: 5 Mount Sherman Crescent, Midlands Estate, Midstream, Centurion

The Property Is Zoned: Residential

Improvements: The Property is a three bedroom, two bathroom house with a tiled roof and a TV/ living room, a dining room, lounge, a study, a kitchen, pantry and a laundry room. The Property has two garages as well as a swimming pool.

DESCRIPTION / EXTEND AND / OR IMPROVEMENTS ARE NOT GUARANTEED.

TERMS:

- 1. The Purchaser shall pay a deposit of 10% of the purchase price in cash or by way of electronic funds transfer into the Sheriff's trust account on the day of the sale, and the balance against transfer to be secured by a bank or building society or other acceptable guarantee to be approved by the Execution Creditor and to be furnished within 21 (twenty-one) days from date of sale
- 2. All transfer dues, costs or transfers, and arrear levies, rates, taxes and other charges necessary to effect transfer of the Property are payable by the Purchaser.
- 3. The Purchaser shall pay the Sheriff's charges on the day of the sale, calculated as follows: 6% on the first R100,000 and then 3.5% on R100,001 to R400,000 and then 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000 and a minimum of R3,000 (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into the Sheriff's account, but exclusive of VAT).
- 4. The conditions of sale will be read out at the sale and may be inspected prior to the sale at the offices of the Sheriff Kempton Park & Tembisa at 5 Anemoon Road, Glen Marais, Kempton Park, South Africa, during office hours.

The execution creditor shall have the right to bid at the auction.

RULES OF AUCTION:

5. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Kempton Park & Tembisa, situated at 5 Anemoon Road, Glen Marais, Kempton Park, South Africa.

TAKE FURTHER NOTE THAT:

- 6. The Notice of Sale is in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act 68 of 2008 ("CPA"), and the regulations promulgated thereunder and the "Rules of Auction", where applicable.
 - 7. Registration as a buyer is a pre-requisite subject to conditions, including inter alia :-
 - a) Directive of the Consumer Protection Act 68 of 2008

(available at: 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 in cash/bank cheque; and
- d) Registration conditions.

DATED AT SANDTON ON THIS 18 TH DAY OF DECEMBER 2024.

EDWARD NATHAN SONNENBERGS INC.

Applicant's Attorneys Tower 1 | The Marc 129 Rivonia Road Sandton JOHANNESBURG Email: mmokoena@ensafrica.com and ckekana@ensafrica.com (Ref: M Mokoena / C Kekana /) C/O: Jacobson & Levy Inc. Building A, 1st Floor 141 Boshoff Street Nieuw Muckleneuk Pretoria 0181

By email: letitia@jllaw.co.za

Dated at Johannesburg, 03 JANUARY 2025.

Attorneys for Plaintiff(s): Edward Nathan Sonnenbergs Inc., Tower 1, The MARC, 129 Rivonia Road, Sandton, Johannesburg. Tel: 0837040142. Fax: -. Ref: M Mokoena / C Kekana / 0503858. -.

AUCTION

Case No: 2023-123437

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

In the matter between: FIRSTRAND BANK LIMITED Execution Creditor, and BHUGWANDEEN N.O: DEVIKA (In her capacity as executor in the Estate Late Narisha Bhugwandeen), Judgment Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 10:00, SHERIFF OF THE HIGH COURT, ROODEPOORT, 182 PROGRESS ROAD, 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 R329,703.83 will be held by the SHERIFF OF THE HIGH COURT, ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT ON 31 JANUARY 2025 AT 10H00 of the under-mentioned property on the conditions which will lie for inspection at the offices SHERIFF OF THE HIGH COURT, ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the sale: CERTAIN 1. A unit consisting of: 1.1. Section No. 51 as shown and more fully described on sectional plan no SS150/1995 in the scheme known as MONTE CARLO in respect of the land and building or buildings situated at WELTEVREDENPARK EXTENSION 30, LOCAL AUTHORITY: CITY OF IOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 74 (SEVENTY FOUR) in extent; and 1.2. 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 ST29667/2017 and subject to such conditions as set out in the aforesaid deed. Which bears the physical address: UNIT 51 MONTE CARLO, CNR MOSS ROAD AND VALE ROAD, WELTEVREDENPARK, 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 LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM, SHOWER, WC, CARPORT AND BALCONY 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 SHERIFF OF THE HIGH COURT, ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/DownloadFileAction?id=99961) (b) Fica-Legislation - Proof ofidentity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF OF THE HIGH COURT, ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT.

Dated at SANDTON, -.

Attorneys for Plaintiff(s): VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523 5326. Ref: B Seimenis / S Erasmus / MAT: 21329. -.

AUCTION

Case No: 2023/53052

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

In the matter between: ABSA HOME LOANS GUARANTEE, First Plaintiff, and COMPANY (RF) PTY LTD ABSA BANK LIMITED, Second Plaintiff, and REDDY NIKESH, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

29 JANUARY 2025, 14:00, ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 25 APRIL 2024, a sale will be held at the office of the ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON on 29 JANUARY 2025 at 14H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the office of the ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON, subject to a reserve price set at R400,000.00. A Unit consisting of - (a) Section No. 19 as shown and more fully described on Sectional Plan Number SS76/1976 in the scheme known as RIVERSIDE in respect of the land and building or buildings situated at DUNSEVERN EXTENSION 1 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG MUNICIPALITY, of which section the floor area according to the said sectional plan is 58 (FIFTY-EIGHT) square metres in extent; and (b) an undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan Held by Deed of Transfer No. ST50377/2021 Situated at: Unit 19 Riverside, 18 Lane Road, Dunsevern Ext. 1, Johannesburg Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed; RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: Lounge, Dining Room, Kitchen, 1 Bedroom, 1 Bathroom, 1 Toilet, 1 Carport THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiffs' Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON. The office of the ACTING SHERIFF JOHANNES-BURG EAST will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/ DownloadFileAction?id=99961) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON.

Dated at JOHANNESBURG, -.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan

Smuts Avenue Westcliff , Johannesburg. Tel: 011 274 9800. Fax: 011 646 7982. Ref: JN7959/R409/N. Erasmus/CO. -.

EASTERN CAPE / OOS-KAAP

Case No: 788/2023

1

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

In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Judgment Creditor, and KOLEKA DAPHNE KALI, Judgment Debtor

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 10:00, MAGISTRATE'S COURT, MDANTSANE

IN PURSUANCE of a Judgment granted in the High Court and Warrant of Execution dated 26 July 2024 by the above Honourable Court, the following property will be sold in Execution with a court appointed reserve of R239 072.19 on THURSDAY, the 06 th day of FEBRUARY 2025at 10h00 by the Sheriff of the Court at the Mdantsane Magistrate's Court, 1 Mazaule Road, Mdantsane

Property Description:

ERF 1952, MDANTSANE UNIT 6, BUFFALO CITY METROPOLITAN MUNICIPALITY, DIVISION OF EAST LONDON, PROVINCE OF THE EASTERN CAPE, IN EXTENT 300 (THREE HUNDRED) SQUARE METRES and which property is held by Defendant in terms of Deed of Transfer No. T3065/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED Commonly known as: 1952 N.U. 11 A, MDANTSANE

DESCRIPTION: 1 x LOUNGE, 1 x KITCHEN, 2 x BEDROOMS, 1 x BATHROOM

The Conditions of Sale will be read prior to the sale at Mdantsane Magistrate's Court, 1 Mazaule Road, Mdantsane and may be inspected at: the King William's Town Sheriff's Office, 20 Flemming Street, Schornville, King William's Town.

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

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

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

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

RULES OF AUCTION:

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

Dated at KING WILLIAM'S TOWN, 19 NOVEMBER 2024.

Attorneys for Plaintiff(s): Drake Flemmer & Orsmond Attorneys, Unit 10B Sutton Square, 8 Queens Road, King William's Town, Tel: 043 722 4210, Fax: 0862715235, Ref: SBF, K126, DRAKE FLEMMER & ORSMOND INC...

Case No: EL 271/2023

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

In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Judgment Creditor, and UMLAMBO TRADING 35 CC, First Judgment Debtor; NOVANGOKWAKHE REBECCA MINI, Second Judgment Debtor; and VARRY SIMPHIWE MINI, Third Judgment Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 10:00, SHERIFF'S OFFICE, 75 LONGFELLOW STREET, QUIQNEY, EAST LONDON

IN PURSUANCE of a Judgment granted in the High Court and Warrant of Execution dated 19 August 2024 by the above Honourable Court, the following property will be sold in Execution with a court appointed reserve of R3 350 000.00 on FRIDAY, the 31 st day of JANUARY 2025at 10h00 by the Sheriff of the Court at the Sheriff's Office, 75 Longfellow Street, Quigney, East London.

Property Description:

ERF 26911 EAST LONDON

BUFFALO CITY METROPOLITAN MUNICIPALITY

DIVISION OF EAST LONDON

PROVINCE OF THE EASTERN CAPE

IN EXTENT 1803 (ONE THOUSAND EIGHT HUNDRED AND THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T1388/2011

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND FURTHER SUBJECT TO A PRE-EMPTIVE REIGHT IN FAVOUR OF THE LOCAL AUTHORITY

(" the Property") be declared specially executable for the aforesaid amounts;

Commonly known as: 13 Amaryllis Place, Vincent Heights, East London

DESCRIPTION: 1 X ENTRANCE, 1 X LOUNGE, 1 X DINING ROOM, 1 X KITCHEN, 1 X PANTRY, 1 X FAMILY ROOM, 1 X STUDY, 4 X BEDROOMS, 3 X BATHROOMS, 1 X WATER CLOSET, 1 X DRESS ROOM

OUTBUILDING: 2 X GARAGES, 1 X LAUNDRY, 1 X WATER CLOSET

COTTAGE: 4 X BEDROOMS, 2 X BATHROOMS, 2 X LIVINGROOMS, 2 X KITCHEN

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

TFRMS:

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

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

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

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

RULES OF AUCTION:

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

Dated at EAST LONDON, 31 JANUARY 2025.

Attorneys for Plaintiff(s): Drake Flemmer & Orsmond Attorneys, QUENERA PARK, 12 QUENERA DRIVE, BEACON BAY, EAST LONDON. Tel: 043 722 4210. Fax: 0862715235. Ref: SBF.U8. DRAKE FLEMMER & ORSMOND INC..

FREE STATE / VRYSTAAT

AUCTION

Case No: 1749/2020 DOCEX 3, BLOEMFONTEIN

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and PHAHLA MABITLE WASHINGTON LEBEKO (ID NUMBER: 810124 5467 087), 1st Defendant and MOLEBOGENG VERONICA LEBEKO (ID NUMBER: 840702 0829 080). 2nd Defendant

NOTICE OF SALE IN EXECUTION

05 FEBRUARY 2025, 10:00, 6A THIRD STREET, WESTDENE, BLOEMFONTEIN

In pursuance of a judgment of the above Honourable Court dated 7 November 2024 and a Writ for Execution, the following property will be sold in execution on WEDNESDAYthe 5 February 2025at 10:00 at before the Sheriff of BLOEMFONTEIN EASTheld at 6A THIRD STREET, WESTDENE, BLOEMFONTEIN.

CERTAIN: ERF 1825 MANGAUNG (EXTENSION 21). DISTRICT BLOEMFONTEIN, FREE STATE **PROVINCE**

IN EXTENT: 341 (THREE HUNDRED AND FORTY ONE) SQUARE METRES

HELD BY: DEED OF TRANSFER NO T000026558/2009.

SUBJECT TO: THE CONDITIONS THEREIN CONTAINED.

ALSO KNOWN AS: 1825 ALBERT LUTHULI STREET, MANGAUNG

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A 1X LOUNGE, 1X KITCHEN, 2X BEDROOMS, 1X BATHROOM (NOT GUARANTEED)

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

The conditions of sale will lie open for inspection during business hours at the Offices of the Sheriff for the High Court, BLOEMFONTEIN EAST.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF, FOR THE HIGH COURT, BLOEMFONTEIN EAST, NO. 3 7 th STREET, ARBORETUM BLOEMFONTEIN.

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

- 1. Directions of the CONSUMER PROTECTION ACT 68of 2008(obtainable at URL http:// www.info.gov.za/view/DownloadFileAction?id=99961).
 - 2. Fica-legislation in respect of identity & address particulars.
 - 3. Payment of registration monies.
 - 4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, BLOEMFONTEIN EAST (PETRO ROODT) will conduct the sale.

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

Dated at BLOEMFONTEIN. 02 DECEMBER 2024.

Attorneys for Plaintiff(s): McINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Tel: 0515050200. Fax: 0862184922. Ref: NL2294. -.

Case No: 4973-2023

IN THE HIGH COURT OF SOUTH AFRICA

DOCEX 589, JOHANNESBURG (FREE STATE DIVISION)

In the matter between: CAPITEC BANK LIMITED, Plaintiff and JOHN PINGO, Defendant NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 15:00, 2 NIGELLA GARDENS, VIRGINIA CENTRAL, VIRGINIA

In execution of a judgment granted by the HIGH COURT, FREE STATE DIVISION, undermentioned property of Respondent will be sold by the Sheriff of Virginiaat 2 Nigella Gardens, Virginia Central, Virginia, to the highest bidder by public auction on MONDAY the 19 th September 2024, at 14h30namelv:

PROPERTY DESCRIPTION:

Erf 1546 Virginia, measuring 2211m2, Registration Division: Ventersburg RD Held by Deed of Transfer nos. T9282/2015 and T7498/2010 (physical address being 8 Highlands Avenue, Virginia)

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

MAIN BUILDING:

also note there are two houses in one yard

HOUSE NUMBER ONE

1X SETTING ROOM & KITCHEN, 1X A ROOM FOR WASHING DISHES,1X SWIMMING POOL, 4X BEDROOM,1X MAIN BEDROOM,1X ROOM FOR CLOSET,1X FULL BATHROOM, 1X LAUNDRY ROOM HOUSE NUMBER TWO

1X DINING & SITTING ROOM, 3X BEDROOM,1X MAIN BEDROOM,1X PLAYROOM,1X OFFICE, 1X LAUNDRY, 1X DINING ROOM, 1X KITCHEN, 1X WASHING ROOM, 2X BATHROOM, 1X IRONING ROOM

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

TAKE FURTHER NOTICE:

- 1. This is a sale in execution of a judgment granted by the High Court;
- 2. Registration as a buyer, subject to certain conditions, is required i.e.
- 3 The sale in execution is conducted in accordance to the Directions of the CONSUMER PROTECTION ACT 68 OF 2008 as Amended, in pursuant of an order granted against the DEFENDANTS for money owing to the PLAINTIFF. (URL http://www.iknfo.gov.za/view/DownloadFileAction?id=99961)
 - 3.1 Fica-legislation in regards of identity & address particulars
 - 3.2 Payment of registration fees.
 - 3.3 Registration conditions
- 3.4 All bidders are required to pay am amount of R45 000.00 (Refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
 - 3.5 The office of the sheriff Virginiawill conduct the sale;
- 3.6 Advertising costs at current publication tariffs & sale costs according to Court rules will apply.
- 4 The Conditions of sale will lie for inspection prior to the sale, at the offices of THE SHERIFF VIRGINIA

Dated at JOHANNESBURG, 11 DECEMBER 2024.

Attorneys for Plaintiff(s): JAY MOTHOBI INCORPORATED, C/O EG COOPER MAJIEDT INC, 9 ARNOLD ROAD, ROSEBANK, JOHANNESBURG. Tel: 011-268 3500. Fax: 011-268 3555. Ref: MAT90448. NICO GEORGIADES.

AUCTION

Case No: 976/2023 Docex: 2

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

In the matter between: ABSA BANK LIMITED (REGISTRATION NUMBER: 1986/004794/06), Plaintiff and LEHLONOLO ELLIOT NYAUKA (ID NUMBER: 651211 5330 084), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

05 FEBRUARY 2025, 10:00, Sheriff of the High Court Bloemfontein West, 6A THIRD STREET, BLOEMFONTEIN

In execution of a judgment of the High Court of South Africa (Free State Division, Bloemfontein) in the abovementioned suit, a sale with reserve will be held at 10:00 on 5 FEBRUARY 2025 at the offices of the Sheriff of the High Court Bloemfontein West, 6A THIRD STREET, BLOEMFONTEIN of the undermentioned property of the Defendant on the conditions to be read out by the auctioneer at the time of the sale and which conditions may be inspected at the offices of the SHERIFF BLOEMFONTEIN EAST at 3 SEVENTH STREET, BLOEMFONTEIN:

CERTAIN: ERF 26955 BLOEMFONTEIN (EXTENSION 162) DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE

IN EXTENT: 419 (FOUR HUNDRED AND NINETEEN) SQUARE METRES

AS HELD: BY DEED OF TRANSFER NO T31859/2006

HELD by LEHLONOLO ELLIOT NYAUKA situated at STAND 26955, VISTA PARK, BLOEMFONTEIN, FREE STATE PROVINCE;

THE PROPERTY IS ZONED: RESIDENTIAL

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

4 BEDROOMS, 2 BATHROOMS, TV/LIVING ROOM, DINING ROOM, LOUNGE, 1 GARAGE, KITCHEN, OPEN YARD, PLASTER & FACE BRICK BUILDING FINISHING, TILED ROOF FINISHING.

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 BLOEMFONTEIN EAST at 3 SEVENTH STREET, BLOEMFONTEIN or at execution plaintiff's attorneys.

TAKE FURTHER NOTICE THAT:

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

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

- 1. Directions of the CONSUMER PROTECTION ACT 68 OF 2008as Amended , (URL http:// www.info.gov.za/view/DownloadFileAction?id=99961
 - 2. Fica-legislation i.r.o. identity & address particulars,
 - 3. Payment of registration monies
 - 4. Registration conditions.
 - 5. Registration amount is R45,000.00

The office of the Sheriff Bloemfontein East will conduct the sale with auctioneers M. Roodt and/or P. Roodt.

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

SHERIFF OF THE HIGH COURT for the district of BLOEMFONTEIN EAST

Advertiser:

ATTORNEYS FOR PLAINTIFF

FIH LE RICHE

PHATSHOANNE HENNY INC

ATTORNEY FOR PLAINTIFF

35 MARKGRAAFF STREET

BLOEMFONTEIN

REF: JLR/265225/nc

Dated at BLOEMFONTEIN, 12 DECEMBER 2024.

Attorneys for Plaintiff(s): PHATSHOANE HENNEY ATTORNEYS, 35 MARKGRAAFF STREET, BLOEMFONTEIN. Tel: 0514004090. Fax: -. Ref: JLR/265225/nc. -.

AUCTION

Case No: 402/2023

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

In the matter between: INTUTHUKO EQUITY FUND PROPRIETARY LIMITED, Plaintiff and OLEA ENTERPRISE PROPRIETARY LIMITED & XOLANE BRIGHTNESS MAXAMA, Defendants

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

05 FEBRUARY 2025, 10:00, BLOEMFONTEIN EAST, 6A THIRD STREET, WESTDENE, **BLOEMFONTEIN**

In pursuance of a judgment of the above Honourable Court dated 20 September 2024 and a Writ for Execution, the following property will be sold in execution on WEDNESDAYthe 5 February 2025at 10:00 at before the Sheriff of BLOEMFONTEIN EASTheld at 6A THIRD STREET, WESTDENE, BLOEMFONTEIN.

CERTAIN: ERF 11334 BLOEMFONTEIN, DISTRICT BLOEMFONTEIN, FREE STATE PROVINCE IN EXTENT: 1413 (ONE THOUSAND FOUR HUNDRED AND THIRTEEN) SQUARE METRES

HELD BY: DEED OF TRANSFER NO T13200/2019.

SUBJECT TO: THE CONDITIONS THEREIN CONTAINED.

ALSO KNOWN AS: MARCELHOF, 15 FAIRVIEW STREET, NAVALSIG, BLOEMFONTEIN

CONSISTING OF: BLOCK OF FLATS, BRICK AND MORTOR, IRON SHEETING ROOF, 3 STORY BUILDING WITH PARKING ALONG SIDE AND REAR, 58 BACHELOR TYPE FLATS, COMMUNAL KITCHENS AND BATHROOMS ON EACH FLOOR WITH SMALL STORAGE AND ADMIN BUILDINGS (NOT GUARANTEED)

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

The conditions of sale will lie open for inspection during business hours at the Offices of the Sheriff for the High Court, BLOEMFONTEIN EAST.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF, FOR THE HIGH COURT, BLOEMFONTEIN EAST, NO. 3 7 th STREET, ARBORETUM BLOEMFONTEIN.

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

- 1. Directions of the CONSUMER PROTECTION ACT 68of 2008(obtainable at URL http://www.info.gov.za/view/DownloadFileAction?id=99961).
 - 2. Fica-legislation in respect of identity & address particulars.
 - 3. Payment of registration monies.
 - 4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, BLOEMFONTEIN EAST (PETRO ROODT) will conduct the sale.

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

Dated at Bloemfontein, 17 DECEMBER 2024.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST, 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Tel: 051-50 50 200. Fax: -. Ref: MCV GERDENER/AAI090 E-mail: natasja@mcintyre.co.za. 00000001.

AUCTION

Case No: 343/2023

18

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

IN THE MATTER BETWEEN: FIRSTRAND BANK LIMITED (REG NO: 1929/001225/06, Plaintiff and MABATHA GLORIA MOSEKELI (ID: 8509140241086), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

05 FEBRUARY 2025, 10:00, SHERIFF'S OFFICES, 6A THIRD STREET, ARBORETUM, BLOEMFONTEIN

CERTAIN: A Unit consisting of - (a) Section No. 15 as shown and more fully described on Sectional Plan No. SS37/1983, in the scheme known as GROOTE SCHUUR in respect of the land and building or buildings situated at BLOEMFONTEIN, MANGAUNG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 100 (ONE HUNDRED) 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 ST4612/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. BETTER KNOWN AS UNIT NO 15 (DOOR 15) GROOTE SCHUUR, 56 ALIWAL STREET. BLOEMFONTEIN, PROVINCE FREE STATE. THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF: TV / LIVING ROOM, KITCHEN, 2X BEDROOMS, 1X BATHROOM, 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 East's offices or 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 theSheriff 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? Fica -legislation i.t.o identity & address particulars; 3.3 payment of registration id=99961) 3.2 registration conditions. Advertising costs at current publication tariffs & sale costs 3.4 according court rules will apply.

Dated at BLOEMFONTEIN, 06 JANUARY 2025.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Tel: 051-5056600. Fax: 051-4304806. Ref: ROCHELLE BRINK. MMM3519.

AUCTION

Case No: 3298/2023

18

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

IN THE MATTER BETWEEN: FIRSTRAND BANK LIMITED (REG NO: 1929/001225/06), Plaintiff and TEBELLO PATRICIA MOLELEKOA (FUMA) (ID NO: 930915 0511 083), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

05 FEBRUARY 2025, 10:00, OFFICES OF SHERIFF BLOEMFONTEIN WEST, 6A THIRD STREET, ARBORETUM, BLOEMFONTEIN

In pursuance of a judgment in the Free State High Court, Bloemfontein, Republic of South Africa, dated 20 April 2023 and a warrant for execution against immovable property, the following property of the defendant(s) will be sold in execution by public auction on:- 5 FEBRUARY 2025 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. 5 as shown and more fully described on Sectional Plan No. SS11/1982, in the scheme known as TULBACH in respect of the land and building or buildings situated at BLOEMFONTEIN, MANGAUNG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 73 (SEVENTY THREE) SQUARE METRES in extent; and
- (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY DEED OF TRANSFER NUMBER ST5436/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

BETTER KNOWN AS UNIT 5 (DOOR 5) TULBACH, 6 FAIRVIEW STREET, BLOEMFONTEIN, PROVINCE FREE STATE

THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF: ENTRANCE HALL, FAMILY ROOM, KITCHEN, 1X BEDROOM, 1X BATHROOM, SHOWER, 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 East's 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 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, 06 JANUARY 2025.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Tel: 051-5056600. Fax: 051-4304806. Ref: ROCHELLE BRINK. MMF1208.

AUCTION

Case No: 4044/2023

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 MALEFU AGATHA MAHLOHLA (ID NO: 5911190563083); MALESHOANE PORTIA MAHLOHLA (ID NO: 8704260746085; MOSIDI ELLEN MAHLOHLA (ID NO: 7906300291086); and RAMPHORE VICTOR MAHLOHLA (ID NO: 8201305782084), Defendants

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

05 FEBRUARY 2025, 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 14 March 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:- 5 February 2025 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 27464 BLOEMFONTEIN (EXTENSION 163), DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE. IN EXTENT 398 (THREE HUNDRED AND NINETY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NO T10572/2008. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. BETTER KNOWN AS 27464 VISTAPARK, BLOEMFONTEIN, PROVINCE FREE STATE. THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF: 3x BEDROOMS, 2x BATHROOMS, 1X DINING ROOM, LOUNGE, STUDY, OUTBUILDING, GARAGE (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") ADDITIONS: None. The conditions of sale will be read prior to the sale in execution by the Sheriff and may be inspected at the Sheriff 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 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, 06 JANUARY 2025.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Tel: 051-5056600. Fax: 051-4304806. Ref: ROCHELLE BRINK. MMM3456.

Case No: 2709/2023 Docex 7, Port Elizabeth

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff, and MOKHELE PIET LEMEKO, 1st Defendant, and EMILY MODIEHI NGETANYANE, 2nd Defendant

NOTICE OF SALE IN EXECUTION AND AUCTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 15:30, 2 NIGELLA GARDENS VIRGINIA

In pursuance of a judgment dated 30 MAY 2024 of the above Honourable Court and an attachment in execution, the Defendants property described below will be sold by the Sheriff Virginia being Mosikili Bothata or the Deputy on duty, at 2 NIGELLA GARDENS VIRGINIA on 31 January 2025 at 15:30, by public auction and with a reserve price in the amount of R300 000.00:

ERF 3248 VIRGINIA EXTENSION 4, DISTRICT VENTERSBURG, PROVINCE FREE STATE Measuring : 1283 (ONE THOUSAND TWO HUNDRED AND EIGHTY-THREE) SQUARE METRES Held by Deed of Transfer Number:T791/2019 . Situated at: 155 Danie Erasmus, Merriespruit, Matjhabeng

Description of Property: A house consisting of 3 bedrooms, 1 bathroom, 1 kitchen and 1 lounge, and a Water Closet, and outbuilding with a Garage and Toilet. The description of the property is not guaranteed or warranted.

The Conditions of Sale or the Rules of the auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff 2 NIGELLA GARDENS VIRGINIA.

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

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

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

Dated at GQEBERHA, 10 JANUARY 2025.

Attorneys for Plaintiff(s): Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Central, Port Elizabeth. Tel: 0415027217. Fax: 0415852239. Ref: REATILE SEMANE. STA269/1253.

AUCTION

Case No: 3971/2023

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 THABO MOHAPI (ID NO: 910910 5855 084), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

05 FEBRUARY 2025, 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 2 May 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:- 5 FEBRUARY 2025 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. 2, as shown and more fully described on Sectional Plan No. SS15/1985, in the scheme known as OCTAVILLA, in respect of the land and building or buildings situated at BLOEMFONTEIN, MANGAUNG METROPOLITAN MUNICIPA-LITY, of which section the floor area, according to the said sectional plan, is 73 (SEVENTY THREE) SQUARE METRES in extent; and
- (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER NUMBER ST10029/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED, BETTER KNOWN AS UNIT 2 (DOOR 2) OCTAVILLA, 14 KELLNER STREET, WESTDENE, BLOEMFONTEIN, PROVINCE FREE STATE.

THE PROPERTY IS ZONED: RESIDENTIAL.

A RESIDENTIAL DWELLING, CONSISTING OF: LOUNGE, KITCHEN, 2X BEDROOMS, 1X BATHROOM, SHOWER, 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 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 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.

Advertising costs at current publication tariffs & sale costs according court rules will apply. Dated at BLOEMFONTEIN, 06 JANUARY 2025.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Tel: 051 505-6600. Fax: 051 430-4806. Ref: ROCHELLE BRINK. MMM3513.

KWAZULU-NATAL

AUCTION

Case No: 11319/2022 2 pietermaritzburg

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

In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Plaintiff and YOLANDE OOSTHUYSEN YASMIN BIBI BASHA N.O., Defendant

NOTICE OF SALE IN EXECUTION

30 JANUARY 2025, 10h00, MAGISTRATE'S COURT FOR THE DISTRICT OF MELMOTH, 21 REINHOLDT STREET, MELMOTH

In pursuance of a judgment granted in the above action the immovable property listed hereunder will be sold in execution on the 30 January 2025 at 10H00 at Magistrate's Court For The District Of Melmoth, 21 Reinholdt Street, Melmoth.

Description Of Property: Portion 9 of ERF 84 Melmoth, Registration Division GU, Province of KwaZulu-Natal in extent 4047 (Four Thousand and Forty Seven) Square Metres, Held by Deed of Transfer Number T65135/2005;

Street Address: 11 Ortlepp Street, Melmoth, King Cetshwayo Magisterial District.

Improvements: It Is A Single Storey Brick House Under Clay Tile Roof With Wood Windows And Ceramic Tiles Consisting Of: Entrance Hall, Lounge, Dining Room, Living Room, Kitchen, Bedrooms, 2 Bathrooms, Covered Patio. Outbuilding: 2 Garages, Staff quarters, staff bathroom, 2 carport. Cottage/ Flat: 3 Lounge, 3 Kithcen; 5 Bedrooms; 4 Bathrooms, Paving.

Zoning: Residential area

Nothing In The Above Is Guaranteed

Material Conditions Of Sale

The Purchaser shall pay ten per cent (10%) of the purchase price in cash or bank guaranteed cheques at the time of sale and the balance shall be paid or secured by a Bank guarantee approved by the Execution Creditor's Attorneys, to be furnished to the Sheriff of the High Court, at Unit 6, Downing Place, 63 Piet Retief Street, Melmoth, within twenty one (21) days of the date of sale. The full Conditions of Sale may be inspected at the offices of the Sheriff of the High Court at ,Unit 6, Downing Place, 63 Piet Retief Street, Melmoth, 24 hours prior to the date of sale.

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

Take Further Notice That:

- 1. The sale is a sale in execution pursuant to a judgment obtained in the above court;
- 2. The rules of this auction and full advertisement are available 24 hours prior to the auction at the office of the Sheriff of the High Court, Unit 6, Downing Place, 63 Piet Retief Street, Melmoth.
 - 3. Registration as a buyer is a pre-requisite subject to the specific conditions, inter alia:
- 3.1 Directive of the Consumer Protection Act 68 of 2008 (URL http://info.gov.za/view/DownloadFileAction?id=99961);
 - 3.2 Fica legislation in respect of proof of identity and address particulars;
- 3.3 All bidders attending the auction are required to pay R15 000.00 in cash (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card;
- 3.4 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 buyers card.
 - 3.5 Registration conditions.

The office of the Sheriff for Melmoth Mr S Chetty or his deputy will conduct the sale Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at Pietermaritzburg, 02 JANUARY 2025.

Attorneys for Plaintiff(s): Randles Inc., Level 2, Mahogany Court, Redlands Estate, 1 George Macfarlane Lane, Wembley, Pietermaritzburg. Tel: (033)3928000. Fax: 0866761831. Ref: N Harry/ 085398557. -.

AUCTION

Case No: D9591/2021 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: ABSA BANK LIMITED, Plaintiff and POOBALAN GANESS PILLAY, Defendant

NOTICE OF SALE IN EXECUTION

03 FEBRUARY 2025, 09:00, 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN

In pursuance of a judgment granted by this Honourable Court on 4 MAY 2023, a Warrant of Execution issued on 4 JULY 2023, and an Order in terms of Rule 46A(9)(c) granted on 3 SEPTEMBER 2024, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R200 000.00, by the Sheriff of the High Court DURBAN WEST at 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, DURBAN WEST: 1 RHODES AVENUE, GLENWOOD, DURBAN, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

PORTION 142 OF ERF 324 BELLAIR

REGISTRATION DIVISION F.T.

PROVINCE OF KWAZULU-NATAL

IN EXTENT 1242 (ONE THOUSAND TWO HUNDRED AND FORTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T20229/2006, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 24 WALWORTH ROAD, MOUNT VERNON, BELLAIR, KWAZULU NATAL)

MAGISTERIAL DISTRICT: ETHEKWINI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING IS A FREESTANDING SINGLE STOREY, BRICK WALLS, TILED ROOF, TILED FLOORS, LOUNGE, DINING ROOM, KITCHEN, BATHROOM, 4 BEDROOMS, SHOWER, TOILET & OUTBUILDING: TIMBER WALLS, CARPORT, STORE ROOM

TAKE FURTHER NOTICE THAT:

- 1. This sale is a sale in execution pursuant to a judgement obtained in the above court.
- 2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff for Durban West, 1 Rhodes Avenue, Glenwood, 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 R20 000.00 in cash.
- d) Registration conditions.

The office of the Sheriff for Durban West will conduct the sale with auctioneer N ADAMS. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at PRETORIA, 25 NOVEMBER 2024.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax: 086 206 8695. Ref: U18093/DBS/N FOORD/CEM. -.

AUCTION

Case No: D5565/2021

IN THE HIGH COURT OF SOUTH AFRICA

Docex: 4, UMHLANGA ROCKS

(KWAZULU-NATAL LOCAL DIVISION, DURBAN)

In the matter between: NEDBANK LIMITED, Plaintiff and VERONCIA TSELANE MASELOANE (ID No. 640619 0750 08 6), Defendant

NOTICE OF SALE IN EXECUTION

29 JANUARY 2025, 10:00, at the Sheriff's office Pinetown at 18 Suzuka Road, Westmead, Pinetown, to the highest bidder subject to a reserve price of R450 000.00

DESCRIPTION: ERF 3666, RESERVOIR HILLS EXTENSION 15, Registration Division FT, Province of KwaZulu-Natal, in extent 875 (Eight Hundred and Seventy Five) square metres, held under Deed of Transfer No.T30915/2016, subject to the conditions therein contained ("the mortgaged property"), SITUATE AT: 87 Newcastle Avenue, Reservoir Hills, Durban, KwaZulu-Natal. (in the magisterial district of Durban).

The following information is furnished but not guaranteed:-

IMPROVEMENTS: A fully detached house with brick walls and tile roofing comprising of:-

MAIN BUILDING: 3 Bedroom, 1 Bathroom, Toilet, 1 Carport, Kitchen, Lounge and Dining room.

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 or electronic transfer at the time of the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the Sheriff for Pinetown at 18 Suzuka Road, Westmead, Pinetown. (Tel. 031 701-3777).

Take further notice that:-

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

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

Dated at UMHLANGA, 02 DECEMBER 2024.

Attorneys for Plaintiff(s): Livingston Leandy, Ground Floor, Building 5, Glass House Office Park, 309 Umhlanga Rocks Drive, La Lucia Ridge. Tel: 031 536-7500. Fax: 0865145099. Ref: 28M00580. -.

AUCTION

Case No: D814/2020

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

In the matter between: FirstRand Bank Limited, Execution Creditor and PANGANATHAN MARIMUTHU N.O, First Execution Debtor (1st, 2nd, 3rd & 4th - (in their capacities as Trustees of Lovens trust) LOGANATHAN MARIMUTHU N.O, Second Execution Debtor, NEERMALA MOODLEY N.O (FORMERLY KNOWN AS MARIMUTHU), Third Execution Debtor, SHANTAL REDHI N.O (FORMERLY KNOWN AS MARIMUTHU), Fourth Execution Debtor (Trustee) / SHANTAL REDHI, Fifth Debtor

NOTICE OF SALE IN EXECUTION

03 FEBRUARY 2025, 09:00, SHERIFF'S OFFICE INANDA DISTRICT 2 AT : 82 TREVENEN ROAD, LOTUSVILLE, VERULAM

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The property which, will be put up to auction on the 03rd day of FEBRUARY 2025at 09h00 (registration closes at 08h50) at the SHERIFF'S OFFICE INANDA DISTRICT 2 AT: 82 TREVENEN ROAD, LOTUSVILLE, VERULAM, consists of:

Property Description: ERF 2346, LA LUCIA EXTENSION 18, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1839 (ONE THOUSAND EIGHT HUNDRED AND THIRTY-NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T16139/2006, SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the mortgaged property); in the magisterial district of Durban.

PHYSICAL ADDRESS: 2 GLENDINNING COURT, LA LUCIA RIDGE, 4091.

ZONING: RESIDENTIAL.

IMPROVEMENTS (NOTHING GUARANTEED): The following information is furnished but not guaranteed: The property is improved, without anything warranted by a triple storey building, under concrete slabbing consisting of 4 x tiled bedrooms with built-n cupboards and ensuites (toilet, bathroom and shower); 1 x playroom; 1 x study room; 2 x tiled family lounge; 1 x tiled dining room; 1 x tiled kitchen with built-in cupboards; hob; eye-level oven; breakfast nook; scullery; 1 x toilet, tiled with wash basin; 4 x sliding doors; 3 x balcony; tiled passage; tiled staircase; paved swimming pool; entertainment and braai area; electronic single and double garage; electronic iron gate; paved driveway; block fencing; awnings; 2 x air conditioning; out-building consisting of 2 rooms, kitchen, lounge and bathroom.

Nothing in this regard is guaranteed and the property is sold voetstoets.

The sale shall be subject to the terms and conditions of the Superior Courts' Act No.10 of 2013 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. 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 INANDA DISTRICT 2 AT 82 TREVENEN ROAD, LOTUSVILLE, VERULAM.

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 INANDA DISTRICT 2 AT 82 TREVENEN ROAD, LOTUSVILLE, VERULAM.
 - 3. Registration as a buyer is a pre-requisite subject to the 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- To provide an original RSA IDENTITY DOCUMENT AND PROOF OF RESIDENCE (municipal account or bank statement not older than 3 months);
 - (c) Payment of a registration deposit of R10 000.00 in cash only;
 - (d) Only Registered Bidders will be allowed into the Auction Room;
 - (e) Registrations closes strictly 10 minutes prior to auction. (8:50 am);
- (f) 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.

The Conditions shall lie open for inspection at the office of THE SHERIFF FOR INANDA DISTRICT 2 AT 82 TREVENEN ROAD, LOTUSVILLE, VERULAM, 15 days prior to the date of the sale.

The office of the Sheriff Inanda District 2 will conduct the sale with Auctioneers R R Singh (Sheriff) and/or Hashim Saib (Deputy Sheriff).

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

Dated at La Lucia, 06 DECEMBER 2024.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Tel: 031 360-9700. Fax: -. Ref: KN/TG/KG/MAT118497. -.

AUCTION

Case No: D1178/2019

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

In the matter between: FirstRand Bank Limited, Execution Creditor, and NSINDISO MFUNDO CALVIN KHOZA, Execution Debtor

NOTICE OF SALE IN EXECUTION

05 FEBRUARY 2025, 10:00, SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN.

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The property which will be put up to auction on the 05 TH day of FEBRUARY 2025 at 10h00 at the SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN, consists of:

Property Description:

PORTION 3 OF ERF 1645 PINETOWN

REGISTRATION DIVISION FT

PROVINCE OF KWAZULU-NATAL

IN EXTENT 1904 (ONE THOUSAND NINE HUNDRED AND FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T 031569/2013

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

PHYSICAL ADDRESS: 14 ANNERLEY ROAD, PINETOWN (IN THE MAGISTERIAL DISTRICT OF PINETOWN)

ZONING: RESIDENTIAL

IMPROVEMENTS (NOTHING GUARANTEED):

The following information is furnished but not guaranteed:

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 1 st April 2011, regulation No. 293 whereof a copy can be obtained at www.greengazette.co.za. The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price and Auctioneers Commission 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 PINETOWN, 18, SUZUKA ROAD, WESTMEAD, PINETOWN for 15 days.

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 PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN.
 - 3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
- (a)Directive of the Consumer Protection Act 68 of 2008; (URL http://www.info.gov.za/view/DownloadFileAction?id=99961)
 - (b)FICA-legislation i.r.o proof of identity and address particulars:
 - (c)Payment of a registration fee of R15 000.00 in cash;
 - (d)Registration conditions

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

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

Dated at La Lucia, 11 DECEMBER 2024.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Tel: 0313609700. Fax: -. Ref: KN/RG/MAT101891. -.

AUCTION

Case No: 12366/22P 2, Pietermaritzburg

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

In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Plaintiff and FALAKHE SIKHUMBUZO NGUBO, and NELISIWE CHRISTINA NGUBO, Defendants

NOTICE OF SALE IN EXECUTION

30 JANUARY 2025, 09:00, 20 OTTO STREET, PIETERMARITZBURG

In pursuance of a judgment granted in the above action, the immovable property listed hereunder will be sold in execution on the 30th day of JANUARY 2025 at 9h00 at the OFFICE OF THE SHERIFF HIGH COURT, 20 OTTO STREET, PIETERMARITZBURG.

DESCRIPTION OF PROPERTY:

PORTION 34 OF ERF 3098, PIETERMARITZBURG, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1 166(One Thousand One Hundred and Sixty Six) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T27348/2012

STREET ADDRESS: 7 PETER HARWOOD PLACE, BOUGHTON, PIETERMARITZBURG, KWAZULU-NATAL

Improvements: It is a single storey face brick house with clay tiled roof and steel windows with ceramic tiled flooring, consisting of:

1 x Lounge; 1 x Dining Room; 1 x Kitchen; 1 x Scullery; 3 x Bedrooms with wood laminate flooring;; 2 x Bathrooms; Covered Patio; Boundary Wall, Automated Gate.

OUTSIDE BUILDING:

2 x Garages; 2 x Staff Quarters; 1 x Staff Bathroom; 1 x Storeroom; 1 x Carport.

ZONING: Residential area.(In the Magisterial District of Pietermaritzburg)

NOTHING IN THE ABOVE IS GUARANTEED.

MATERIAL CONDITIONS OF SALE

The Purchaser shall pay tto the Sheriff a deposit of en per cent (10%) of the purchase price in cash or electronic bank transfer (EFT) immediately upon the knock of the bid. The balance of purchase price to be paid against transfer and shall be secured by a Bank guarantee issued by a financial institution, thereafater approved by the Execution Creditor of his Attorney, and shall be furnished furnished to the Sheriff of the High Court, Pietermaritzburg at 20 Otto Street, Pietermaritzburg, within twenty one (21) days after the date of sale. The full Conditions of Sale may be inspected at the offices of the Sheriff of the High Court, Pietermaritzburg, 20 Otto Street, Pietermaritzburg.

The property may be taken possession of only after complying with the following:

- (1) Signing of the Conditions of Sale;
- (2) Payment of the deposit; and
- (3) Securing the balance of the purchase price.

Should the Purchaser obtain possession of the said property, then the Purchaser shall be liable for OCCUPATIONAL RENTAL at the rate of 1% of the purchase price from the date of occupation to date of transfer.

TAKE FURTHER NOTICE 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 against the defendant for money owing to the Plaintiff.
- 2. The Rules of this auction and a full advertisement are available 24 hours prior to the auction at the office of the Sheriff of the High Court, Pietermaritzburg, 20 Otto Street, Pietermaritzburg.
 - 3. Registration as a buyer is a pre-requisite subject to the specific conditions, inter alia:
- 3.1 Directive of the Consumer Protection Act 68 of 2008 (URL http://info.gov.za/view/DownloadFileAction?id=99961);
 - 3.2 Fica legislation in respect of proof of identity and address particulars;
 - 3.3 Payment of registration deposit of R15 000.00 in cash;
 - 3.4 Registration conditions.

The office of the Sheriff for Pietermaritzburg, will conduct the sale with auctioneer A M Mzimela and/or her deputies.

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

Dated at PIETERMARITZBURG, 17 DECEMBER 2024.

Attorneys for Plaintiff(s): Randles Inc., Level 2, Mahogany Court, Redlands Estate, 1 George Macfarlane Lane, Wembley, Pietermaritzburg. Tel: (033)3928000. Fax: 0866761831. Ref: A A van Lingen/jl/08S398590. -.

AUCTION

Case No: D10235/2022 DURBAN 329

IN THE HIGH COURT OF SOUTH AFRICA

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

In the matter between: ITHALA BANK LIMITED, Plaintiff and CANAN MDLETSHE AND NKOSINGIPHILE MDLETSHE, Defendant

NOTICE OF SALE IN EXECUTION

30 JANUARY 2025, 12:00, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN

"AUCTION"

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

CASE NO: D10235/2022

In the matter between: ITHALA BANK LIMITED (REGISTRATION NO: 2001/007427/06), EXECUTION CREDITOR / PLAINTIFF And CANAN MDLETSHE [IDENTITY NO: 740820 5519 08 3], FIRST EXECUTION DEBTOR / DEFENDANT; NKOSINGIPHILE MDLETSHE [IDENTITY NO: 840916 0820 08 5], SECOND EXECUTION DEBTOR / DEFENDANT

NOTICE OF SALE IN EXECUTION

In terms of a judgement of the above Honourable Court, a sale in execution will be held on Thursday, 30th day of January 2025 at 12:00 at the SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN, as the date, time and place for the sale in execution for the abovementioned matter. RULE 46(7)(e).

KINDLY NOTE THAT THE AUCTION PROCESS WILL BE CONDUCTED IN THE FOLLOWING MATTER:

By way of physical attendance at the SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN and/or online by registering on SHERIFF DURBAN NORTH profile on www.onlineauctions.africa in accordance with the Consumer Protection Act 68 of 2008, as Amended.

DESCRIPTION: A Unit, consisting of -

- (a) Section No. 50, as shown and more fully described on Sectional Plan No. SS639/2008, in the scheme known as TYGER VIEW, in respect of the land and building or buildings situate at DURBAN, ETHEKWINI MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 64 (SIXTY-FOUR) SQUARE METRES in extent; 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 000002749/2014 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER.

PHYSICAL ADDRESS: UNIT 50 TYGER VIEW, 101 TYGER AVENUE, GREENWOOD PARK, DURBAN NORTH, 4051. MAGISTERIAL DISTRICT: ETHEKWINI MAGISTERIAL DISTRICT.

THE PROPERTY IS ZONED: RESIDENTIAL.

IMPROVEMENTS: MAIN BUILDING: DOUBLE STOREY COMPLEX, BRICK WALLS, TILED ROOF AND TILED FLOOR CONSISTING OF: 1X LOUNGE, 1X DINING ROOM, 2X BEDROOM, 1X KITCHEN, 1X BATHROOM. 1X TOILET.

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, SHERIFF DURBAN NORTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN.

TAKE FURTHER NOTICE THAT:

- 1. The sale is a sale in execution conducted in accordance to the Consumer of Protection Act 68 of 2008 as amended, in pursuant of an Order granted against the Defendants for money owing to the Plaintiff.
- 2. The Rules of the Auction and Conditions of Sale may be inspected at the Sheriff's Office, Sheriff Durban North, 350/352 STAMFORDHILL ROAD, DURBAN, 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 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;
- (c) All online bidders are required to pay R40 000 (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, Allan Murugan, or his deputy.
 - 5. Advertising cost at current publication rates and sale costs according to 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 EFT on the day of the sale.
- 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable.
- 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price.

- 9. Should the purchaser or any other person claiming possession through the Purchaser, received 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, Sheriff Durban North, 350/352 Stamfordhill Road, Durban.

Dated at DURBAN, 02 JANUARY 2025.

Attorneys for Plaintiff(s): K GCOLOTELA & PETER INC, 99 ADELAIDO TAMOBO DRIVE, DURBAN NORTH. Tel: 031 312-0036. Fax: -. Ref: MAT13815. FNB BUSINESS ACCOUNT, ACCOUNT NUMBER: 62864397916, REF NUMBER: MAT12762.

AUCTION

Case No: 9620/2017 4. UMHLANGA ROCKS

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and SUREKA MEWLAL (ID No. 7103250141087), Defendant

NOTICE OF SALE IN EXECUTION

03 FEBRUARY 2025, 09:00, at Sheriff Durban West at No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo, Durban (subject to registration condition below) to the highest bidder~

DESCRIPTION:

- 1. A unit, consisting of:-
- (a) Section No. 9, as shown and more fully described as Sectional Plan No. SS338/2002, in the Scheme known as Narsai Centre, in respect of the land and building or buildings situate at Reservoir Hills, Ethekwini Municipality Area, of which said section the floor area, according to the said Sectional Plan is 78 (Seventy Eight) square metres;
- (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. ST2105/2008.
- 2. An Exclusive Use Area described as Veranda Entrance Number VE5, measuring 7 (Seven) square metres, being as such part of the common property, comprising the land and the scheme known as Narsai Centre, in respect of the land and building or buildings situate at Reservoir Hills, Ethekwini Municipality Area, as shown and more fully described on Sectional Plan No. SS338/2002 and held by Notarial Deed of Cession of Exclusive Use Area No. SK269/2008.

SITUATE AT : Section 9, Unit 1, 8 O'Flaherty Road, Narsai Centre, Reservoir Hills, Durban, KwaZulu-Natal.

The following information is furnished but not guaranteed:-

IMPROVEMENTS: A Double Storey Flat with block walls, tiled roof, Lounge, Kitchen, 2 Bedrooms, shower and Toilet.

ZONING: General 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 offices of the Sheriff of the High Court for Durban West at No. 1 Rhodes Avenue, Glenwood, Durban (Tel 031 309-4226/7).

Take further notice that:-

- 1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
- 2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Durban West, No. 1 Rhodes Avenue, Glenwood, Durban.
 - 3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
 - (a) Directive of the Consumer Protection Act 68 of 2008
 - (URL http://www.info.gov.za/view/DownloadFileAction?id=99961).
 - (b) FICA-legislation i.r.o. proof of identity and address particulars;
 - (c) Payment of a registration fee of R20,000.00 in cash;
 - (d) Registration conditions.

The office of the Sheriff for Durban West will conduct the sale with auctioneers N ADAMS.

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

Dated at UMHLANGA, 02 DECEMBER 2024.

Attorneys for Plaintiff(s): Livingston Leandy, Ground Floor, 4 Pencarrow Crescent, La Lucia Ridge, Umhlanga.. Tel: 031 536-7500. Fax: 0865145099. Ref: 28M00914. -.

Case No: 010768/2022 Docex 24. Durban

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

In the matter between: CAPX BUSINESS FINANCE (PTY) LTD, Execution Creditor, and AMAGWABA CONSTRUCTION CC & OTHERS, Execution Debtors

NOTICE OF SALE IN EXECUTION

29 JANUARY 2025, 11:00, Sheriff of Lower Umfolozi at 37 Union Street, Empangeni

In execution of a judgment of the High Court of South Africa, Kwazulu-Natal Local Division, Durban on 10 March 2023 in the above matter, a sale with no reserve will be held by the Acting Sheriff of Lower Umfolozi at 37 Union Street, Empangeni, on Wednesday, 29 January 2025 at 11:00 AMof the undermentioned property, owned by ALS Trust, being the Second Execution Debtor and Third Execution Debtor, on the conditions to be read by the Auctioneer at the time of the sale, which conditions will lie for inspection 24 (Twenty-Four) hours prior to the sale at the offices of the Acting Sheriff of Lower Umfolozi at 37 Union Street. Empangeni:

ERF 2599 RICHARDS BAY (EXTENSION 12), REGISTRATION DIVISION GV, PROVINCE OF KWAZULU-NATAL, EXTENT: 1 057 (ONE THOUSAND AND FIFTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T37989/2019, which property is situated at 19 OCTOPUS ARM, MEERENSEE, RICHARDS BAY, KWAZULU-NATAL.

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

Property Description: Single Story with blocked wall under tiled roof consisting of:

Main Building - four bedrooms (one ensuite), kitchen, dining room, lounge, playroom, bathroom, shower and toilet;

Out building - servant's quarters with toilet and shower;

Double garage and swimming pool.

The terms are as follows

- 1 10% (ten percent) of the purchase price in cash, bank guaranteed cheque or by way of an electronic funds transfer on the day of the sale, and the balance against transfer to be secured by a bank or building society or other acceptable guarantee to be approved by the execution creditor and to be furnished within 21 (Twenty-One) days from date of sale;
- 2 All transfer duties, costs of transfer, arrear levies, rates, taxes and other charges necessary to effect transfer of the property are payable by the purchaser;
 - 3 Auctioneer's charges are payable on the day of the sale, to be calculated as follows:
 - (a) 6% on the first R100 000.00, and
 - (b) 3.5% on R100 001.00 to R400 000.00, and
 - (c) 1.5% on the balance of the proceeds of the sale,
 - 4 The execution creditor shall have the right to bid at the foreclosure sale.

RULES OF AUCTION -

- 1 The sale is a sale and execution pursuant to a judgment obtained in the above Honourable Court on $10 \, \text{March} \, 2023$.
- 2 The sale is to be in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act 68 of 2008 ("CPA"), the Regulations promulgated thereunder and the "Rules of Auction", where applicable.
- 3 The rules of the auction will be available 24 hours before the auction and may be inspected at the office of the Sheriff Lower Umfolozi, 37 Union Street, Empangeni during office hours.
 - 4 Registration as a prospective buyer is a pre-requisite, subject to specific conditions, inter alia: (Please Note: Registrations will close at 10:55 AM on the day of the sale):
- (a) In compliance with the Consumer Protection Act 68 of 2008. a copy of the CPA and the Regulations thereto, are available at
 - (http://www.info.gov.za/view/downloadfileAction?id=99961)
- (b) FICA-legislation: Requirement proof of ID, residential address and other. A list of all FICA requirements available at Sheriff's office.

- 5 The sale will be conducted by the Acting Sheriff of Lower Umfolozi, Mr G S Ndlovu or his representative.
- 6 A Registration Fee of R15 000.00 (Fifteen Thousand Rand) is payable in cash or by electronic funds transfer (EFT) (EFT proof of payment to be produced prior to the sale).
- 7 Special conditions of sale are available for viewing at the sheriff's offices at 37 Union Street, Empangeni during office hours.

8 Advertising costs at current publication rights and sale costs according to court rules, apply. DATED at ______ on this the ___ day of _____ 2024.

NC STEYN ATTORNEYS

EXECUTION CREDITOR'S ATTORNEYS

CAPE TOWN

Tel: 084 569 2863

Email: pieter@ncsteyn.co.za

C/O

HENWOOD BRITTER & CANEY 2 nd Floor Clifton Place 19 Hurst Grove, MUSGRAVE

DURBAN,4000 Tel: 031 304 3621

Email: rbd@henwoodbritter.com

Ref: RB Donachie

Dated at DURBAN, 18 JUNE 2024.

Attorneys for Plaintiff(s): HENWOOD BRITTER & CANEY, 2nd Floor Clifton Place 19 Hurst Grove, MUSGRAVE. Tel: 031 304 3621. Fax: -. Ref: RB Donachie. RB Donachie.

AUCTION

Case No: D9304/2021 4, UMHLANGA ROCKS

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and AUTO MAX AFRICA CC (Reg No.CK2006/156887/23) First Defendant ABDUL HASEEB BHATTI (ID No. 750121 5985 18 5) Second Defendant

NOTICE OF SALE IN EXECUTION

30 JANUARY 2025, 12:00, at the sheriff's office, Acting Sheriff Durban South, 350/352 Stamfordhill Road (Mathews Meyiwa) Morningside, Durban to the highest bidder:-

"by way of physical attendance at the SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN and / or online by registering on SHERIFF DURBAN NORTH / ACTING SHERIFF DURBAN SOUTH profile on www.onlineauctions.africa in accordance with the Consumer Protection Act 68 of 2008 as Amended".-

DESCRIPTION: PORTION 5 of ERF 212, DURBAN NORTH, Registration Division FU, Province of KwaZulu-Natal, in extent 1530 (One Thousand Five Hundred and Thirty) square metres, Held by Deed of Transfer No.T40076/2008, subject to the conditions therein contained, is in terms of Uniform Rule 46(1)(a)(ii), declared specially executable in favour of the Plaintiff.

SITUATE AT: 28 Agar Place, Umgeni Park, Durban North, KwaZulu-Natal (in the magisterial district of Durban).

The following information is furnished but not guaranteed:-

IMPROVEMENTS: A House with no roof, no windows and doors. The Main Entrance has got a wide open structure with no doors and roof.

ZONING: Residential.

- a) 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.
- b) 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 sale.

- c) 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 of sale in accordance with clause 4.
- d) Should the Purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer.
- e) The full Conditions of Sale and rules of auction shall be inspected at the offices of the Sheriff's office, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban, 24 hours prior to the auction. (Tel. 031 309-7062).

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 conditions of sale is available 24 hours before the auction at the office of the Sheriffs office at 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban.
 - 3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
 - (a) Directive of the Consumer Protection Act 68 of 2008

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

- (b) FICA-legislation in respect of proof of identity and address particulars;
- (c) All bidders physically attending the auction are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction to obtain a buyer's card;
- (d) All online bidders are required to pay R40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
 - 4. Registration conditions.
 - 5. Advertising costs at current publication rates and sale costs according to court rules apply.

The office of the Sheriff Durban North will conduct the sale with auctioneer Allan Murugan or his Deputy.

Dated at UMHLANGA, 10 DECEMBER 2024.

Attorneys for Plaintiff(s): Livingston Leandy, Ground Floor, 4 Pencarrow Crescent, La Lucia Ridge. Tel: 031 536-7500. Fax: 0865145099. Ref: M00919. -.

AUCTION

Case No: 10284/22P

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

In the matter between: STANDARD BANK OF S A LIMITED, Plaintiff and THAMSANQA RICHARD MALUNGA, 1st Defendant; and NOMUSA MERCY MALUNGA, 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 11:00, Sheriff's Office, 9 Short Street, Glencoe

IN PURSUANCE of a judgment of the Kwazulu Natal High Court, Pietermaritzburg and a writ of execution dated 22 FEBRUARY 2024 the following property will be sold in execution on 31 JANUARY 2025 at 11H00 at the Sheriff's Office, 9 SHORT STREET, GLENCOE.

ERF 1619, GLENCOE, REGISTRATION DIVISION GT, PROVINCE OF KWAZULU NATAL, IN EXTENT 1,9475 (ONE COMMA NINE FOUR SEVEN FIVE) HECTARES; HELD BY DEED OF TRANSFER NO: T46943/2005; SUBJECT TO THE CONDITIONS THEREIN CONTAINED; situated at 27 PAYNE STREET, GLENCOE.

IMPROVEMENTS: LOUNGE, DINING ROOM, KITCHEN, PANTRY, SCULLERY, FAMILY ROOM, STUDY, 4 BEDROOMS, 2 BATHROOMS AND 1 TOILET. FLATLET CONSISTING OF A BEDROOM, BATHROOM, KITCHEN AND LOUNGE. DOUBLE GARAGE; but nothing is guaranteed.

- I. The purchase price is payable by an immediate payment of 10%, in cash or by way of an electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the unpaid balance shall be paid or secured by a bank guarantee within 21 (Twenty One) days after date of sale.
 - II. The property is sold voetstoots and subject to the conditions of the Title Deed.

TAKE FURTHER NOTICE THAT:

- 1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
- 2. The Rules of this auction and a full advertisement are available 24 hours before the auction and may be inspected at the office of the Sheriff, 9 SHORT STREET, GLENCOE, during office hours.
- 3. Registration as a buyer is pre-requisite subject to specific conditions, inter alia (Registrations will close at 10:55am):

- (a) Directive of the Consumer Protection Act 68 of 2008. http://www.info.gov.za/view/DownloadFileAction?id=99961)
 - (b) FICA legislation i.r.o proof of identity and address particulars.
- 4. Payment of a Registration Fee of R5 000.00 in cash or eft is required (eft proof of payment to be produced prior to sale);
 - 5. The sale will be conducted by the Sheriff, T A MTSWENI.
- 6. Conditions of Sales available for viewing at the Sheriff's office, 9 SHORT STREET, GLENCOE, during office hours.
 - 7. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at PIETERMARITZBURG, 06 JANUARY 2025.

Attorneys for Plaintiff(s): SOUTHEY ATTORNEYS INC, 319 BULWER STREET, PIETERMARITZBURG. Tel: 0343151241. Fax: -. Ref: HVDV/MAT4082. -.

AUCTION

Case No: D3791/2023 4, UMHLANGA ROCKS

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and SIMPHIWE GODFREY MBONAMBI (ID No. 811218 5443 087), First Defendant; NTOMBENHLE S'NENKAZIMULO MASUKU (ID No. 840218 0704 082), Second Defendant

NOTICE OF SALE IN EXECUTION

30 JANUARY 2025, 12:00, at the sheriff's office, Acting Sheriff Durban South, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban, to the highest bidder

"by way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN and / or online by registering on SHERIFF DURBAN NORTH / ACTING SHERIFF DURBAN SOUTH profile on www.onlineauctions.africa in accordance with the Consumer Protection Act 68 of 2008 as Amended".-

DESCRIPTION: ERF 2696 MOBENI, Registration FT, Province of KwaZulu-Natal, in extent 692 (Six Hundred and Ninety Two) square metres, held by Deed of Transfer No.T24643/2016 subject to the conditions therein contained, SITUATE AT: 10 Linnet Street, Mobeni, Woodhaven, Durban, KwaZulu-Natal (in the magisterial district of Durban).

The following information is furnished but not guaranteed:-

IMPROVEMENTS: A Single Freestanding Building with brick walls and tile roof comprising: 3 Bedrooms fitted with built ins, 1 Kitchen fully fitted, Open Plan Lounge and Dining room, 2 Bathroom, 2 Toilet and 1 Shower in main Bedroom, wooden floors, 1 Garage, 1 Carport, Boundary fenced, swimming pool, paving. All Windows and doors fitted with steel burglar guards, Driveway with Tar.

ZONING: Residential.

- a) 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.
- b) 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 sale.
- c) 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 of sale in accordance with clause 4.
- d) Should the Purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer.
- e) The full Conditions of Sale and rules of auction shall be inspected at the offices of the Sheriff's office, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban, 24 hours prior to the auction. (Tel. (031) 309-7062).

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 conditions of sale is available 24 hours before the auction at the office of the Sheriffs office at 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban.
 - 3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
 - (a) Directive of the Consumer Protection Act 68 of 2008

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

- (b) FICA-legislation in respect of proof of identity and address particulars;
- (c) All bidders physically attending the auction are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction to obtain a buyer's card;
- (d) All online bidders are required to pay R40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
 - 4. Registration conditions.
 - 5. Advertising costs at current publication rates and sale costs according to court rules apply.

The office of the Sheriff Acting Sheriff Durban South will conduct the sale with auctioneer Allan Murugan or his Deputy.

Dated at UMHLANGA. 12 DECEMBER 2024.

Attorneys for Plaintiff(s): Livingston Leandy, Ground Floor, 4 Pencarrow Crescent, La Lucia, Umhlanga. Tel: 031 536-7500. Fax: 0865145099. Ref: 28M18970. -.

AUCTION

Case No: 14324/23P

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

In the matter between: STANDARD BANK OF S A LIMITED, Plaintiff and TREVOR PETER VAN NIEKERK, 1st Defendant; and CLAIRE FIONA AUDREY VAN NIEKERK, 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 JANUARY 2025, 10h00, 10 HUNTER STREET, LADYSMITH

IN PURSUANCE of a judgment of the Kwazulu-Natal High Court, Pietermaritzburg and a writ of execution dated 20 AUGUST 2024, the following property will be sold in execution subject to a reserve price in the amount of R825,000.00 on 30 JANUARY 2025 at 10H00 at the Sheriff's Office, 10 HUNTER ROAD, LADYSMITH:

ERF 4373, LADYSMITH (EXTENSION 20), REGISTRATION GS, PROVINCE OF KWAZULU NATAL, IN EXTENT 1084 (ONE THOUSAND AND EIGHTY FOUR) SQUARE METRES; HELD BY DEED OF TRANSFER NO: T34191/2006: SUBJECT TO THE CONDITIONS THEREIN CONTAINED; situated at 7 PIPET LANE, LADYSMITH

IMPROVEMENTS: a Free standing brick building with a tiled roof consisting of a LOUNGE, TV ROOM, KITCHEN WITH BUILT IN CUPBOARDS, 3 BEDROOMS, 2 BATHROOMS WITH TOILETS, PRECAST AROUND THE PROPERTY WITH A REMOTE DRIVEWAY GATE and a DOUBLE GARAGE; but nothing is quaranteed.

- I. The purchase price is payable by an immediate payment of 10%, in cash or by way of an electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the unpaid balance shall be paid or secured by a bank guarantee within 21 (Twenty One) days after date of sale.
 - II. The property is sold voetstoots and subject to the conditions of the Title Deed.

TAKE FURTHER NOTICE THAT:

- 1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
- 2. The Rules of this auction and a full advertisement are available 24 hours before the auction and may be inspected at the office of the Sheriff, 10 HUNTER ROAD, LADYSMITH.
 - 3. Registration as a buyer is pre-requisite subject to specific conditions, inter alia:
- (a) Directive of the Consumer Protection Act 68 of 2008. http://www.info.gov.za/view/DownloadFileAction?id=99961)
 - (b) FICA legislation i.r.o proof of identity and address particulars;
 - (c) Payment of a Registration Fee of R10 000.00 in cash;
 - (d) Registration conditions.
 - 4. The sale will be conducted by the Sheriff, R Rajkumar and/or his deputy.
 - 5. Conditions of Sales available for viewing at the Sheriff's office, 10 HUNTER ROAD, LADYSMITH.
 - 6. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at PIETERMARITZBURG, 12 DECEMBER 2024.

Attorneys for Plaintiff(s): SOUTHEY ATTORNEYS INC, 319 BULWER STREET, PIETERMARITZBURG. Tel: 0343151241. Fax: -. Ref: HVDV/MAT105085. -.

AUCTION

Case No: 4275/21P 73. PIETERMARITZBURG

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

In the matter between: MSUNDUZI MUNICIPALITY, Plaintiff and DAISY DEAR INVESTMENTS (PTY) LTD, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 JANUARY 2025, 09H00, SHERIFF HIGH COURT PIETERMARITZBURG, 20 OTTO STREET, PIETERMARITZBURG, KWAZULU-NATAL

IN PURSUANCE of a Judgment of the above Honourable Court granted on the 17 th day of November 2021 and by virtue of a Warrant of Execution issued thereon, the immovable property listed hereunder will be sold by Public Auction to the highest bidder on the 30 th day of JANUARY 2025 at 09H00 at SHERIFF HIGH COURT PIETERMARITZBURG, 20 OTTO STREET, PIETERMARITZBURG

LIST

PORTION 0 OF ERF 112, SHORTTS RETREAT, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 8116 (EIGHT THOUSAND ONE HUNDRED AND SIXTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T15500/2001, subject to the conditions therein contained.

PHYSICAL ADDRESS: 1208 SHORTTS RETREAT ROAD, MKONDENI, PIETERMARITZBURG

CONDITIONS STRICTLY CASH OR BANK GUARANTEE:-

IMMOVABLE PROPERTY SOLD AS IS - "VOETSTOOTS"

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 will be available 24 hours before the auction at th

offices of the Sheriff for Pietermaritzburg, 20 Otto Street, Pietermaritzburg.

- 3. Registration as a buyer is pre-requisite subject specific conditions, inter alia:
- (a) Directive of the Consumer Protection Act 68 of 2008.

(URL http://www.DownloadFileActio?id=99961)

- (b) FICA legislation i.r.o. proof of identity and utility bill not more than three (3) months old must be furnished.
 - (c) Payment of Registration Fee of R15 000.00 in cash.
 - (d) Registration of ALL buyers with the Sheriff prior to commencement of Auction.
- 4. The office of the Sheriff for Pietermaritzburg will conduct the sale with the Sheriff AM MZIMELA and/or her Deputies as Auctioneers.
 - 5. Advertising costs at current publication rates and sale costs according to Court Rules, apply. SUBJECT TO COVID-19 RULES AND REGULATIONS

Dated at PIETERMARITZBURG, 07 JANUARY 2025.

Attorneys for Plaintiff(s): GRANT & SWANEPOEL ATTORNEYS, SUITE 1, THE MEWS, REDLANDS ESTATE, GEORGE MACFARLANE LANE, PIETERMARITZBURG. Tel: 033 - 3420375. Fax: 086 501 0102. Ref: R MAHABEER. 03M001623.

AUCTION

Case No: D9385/2021 4, UMHLANGA ROCKS

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and BRENDIN EZRA JACKSON (ID No. 840319 5177 082), Defendant

NOTICE OF SALE IN EXECUTION

30 JANUARY 2025, 12:00, at the sheriff's office, Acting Sheriff Durban South, Unit 1 / 2 Elation House, 350/352 Stamfordhill Road, Durban, to the highest bidder

"by way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN and / or online by registering on SHERIFF DURBAN NORTH / ACTING SHERIFF DURBAN SOUTH profile on www.onlineauctions.africa in accordance with the Consumer Protection Act 68 of 2008 as Amended".-DESCRIPTION: A Unit, consisting of:-

- (a) Section No. 23, as shown and more fully described as Sectional Plan No.SS535/1994, in the scheme known as SAVANAY, in respect of the land and building or buildings situate at BLUFF, in the 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 No.ST37508/2018, ("the property") and subject to such conditions as set out in the aforesaid Deed of Transfer, SITUATE AT: Section 23, Door 41, SS Savanay, 245 Marine Street, Bluff, Ocean View, Durban, KwaZulu-Natal (in the magisterial district of Durban).

The following information is furnished but not guaranteed:-

IMPROVEMENTS: Flat comprising of:-ohhoh: 1 Bedroom; 1 Lounge, 1 Kitchen, 1 Bathroom, brick walls, tile floors tile roof, Boundary fenced with concrete.

ZONING: Residential (not guaranteed).

- a) 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.
- b) 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 sale.
- c) 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 of sale in accordance with clause 4.
- d) Should the Purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer.
- e) The full Conditions of Sale and rules of auction shall be inspected at the offices of the Sheriff's office, Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban, 24 hours prior to the auction. (Tel. $031\ 309-7062$).

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 Sheriffs office at Unit 1 / 2 Elation House, 350/352 Stamfordhill Road, Durban.
 - 3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
 - (a) Directive of the Consumer Protection Act 68 of 2008
 - (URL http://www.info.gov.za/view/DownloadFileAction?id=99961);
 - (b) FICA-legislation in respect of proof of identity and address particulars;
- (c) 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 buyers card;
- (d) 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. Registration conditions.
 - 5. Advertising costs at current publication rates and sale costs according to court rules apply.

The office of the Acting Sheriff Durban South will conduct the sale with auctioneers Allan Murugan or his Deputy.

Dated at UMHLANGA, 10 DECEMBER 2024.

Attorneys for Plaintiff(s): Livingston Leandy, Ground Floor, 4 Pencarrow Crescent, La Lucia, Umhlanga. Tel: 031 536-7500. Fax: 0865145099. Ref: 28M13250. -.

AUCTION

Case No: 11133/2017 4, UMHLANGA ROCKS

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

In the matter between: NEDBANK LIMITED, Plaintiff and LOUVEN CHETTY (ID No. 760706 5148 08 7) First Defendant; KUBASHNEE CHETTY (ID No. 820815 0163 08 8), Second Defendant

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 10:00, at the Sheriff's Office Inanda Area 1 for the Higher and Lower Courts, Unit No. 3, 1 Court Lane, Verulam:~

DESCRIPTION: ERF 603, STANMORE, Registration Division FU, Province of KwaZulu-Natal in extent 200 (Two Hundred) square metres, Held under Deed of Transfer No.T33087/2010 and subject to the conditions therein contained, SITUATE AT: 61 Broadgrove Avenue, Stanmore, Phoenix, KwaZulu-Natal (in the magisterial district of Inanda).

The following information is furnished but not guaranteed:-

IMPROVEMENTS: A Duplex house with roof tiles and block walls comprising of : 3 Bedrooms; Open Plan Lounge; Kitchen, Bathroom and Toilet.

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 offices of the Sheriff for Inanda Area 1 at Unit 3, 1 Court Lane, Verulam (Tel 032 533-1037).

Take further notice that:-

- 1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
- 2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Inanda Area 1 at Unit 3, 1 Court Lane, Verulam.
 - 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) Refundable deposit of R10,000.00 in cash only;
 - (d) Registration conditions.
- 4. The conditions of sale and Rules of Auction may be inspection at the Sheriff's office at Unit 3, 1 Court Lane, Verulam.
 - 5. Advertising costs at current publication rates and sale costs according to court rules, apply.
 - 6. The office of the Sheriff Inanda Area 1 will conduct the sale with auctioneer Mr T A Tembe.

Dated at UMHLANGA, 25 NOVEMBER 2024.

Attorneys for Plaintiff(s): Livingston Leandy, Ground Floor, 4 Pencarrow Crescent, La Lucia Ridge, Umhlanga. Tel: 031 536-7500. Fax: 0865145099. Ref: M13700. -.

AUCTION

Case No: D12540/2022 4, UMHLANGA ROCKS

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

In the matter between: NEDBANK LIMITED, Plaintiff and ISAAC PHUMELELE NCALU (ID No. 720606 5918 08 4), Defendant

NOTICE OF SALE IN EXECUTION

30 JANUARY 2025, 12:00, at the sheriff's office, Acting Sheriff Durban South, Unit 1 / 2 Elation House, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban to the highest bidder

"by way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN and / or online by registering on SHERIFF DURBAN NORTH / ACTING SHERIFF DURBAN SOUTH profile on www.onlineauctions.africa in accordance with the Consumer Protection Act 68 of 2008 as Amended".-

DESCRIPTION: A Unit, Consisting of:-

- (a) Section No. 6 as shown and more fully described on Sectional Plan No.SS220/1983, in the scheme known as CARNFORTH in respect of the land and building or buildings situated at WENTWORTH, eThekwini Municipality of which section the floor area, according to the said sectional plan, is 48 (Forty Eight) square metres in extent; and
- (b) An undivided share in the common property in the scheme apportioned to the said section plan, Held under Deed of Transfer No.ST2541/2020 and subject to such conditions as set out in the aforesaid Deed.

SITUATE AT: Section 6, Door 22, SS Carnforth, 100 School Road, Wentworth, Durban, KwaZulu-Natal (in the magisterial district of Durban).

The following information is furnished but not guaranteed:-

IMPROVEMENTS: A Sectional Flat comprising of:- MAIN BUILDING: 1 Bedroom, 1 Kitchen, 1 Bathroom and Toilet, Boundary fenced brick.

ZONING: Residential (not quaranteed).

- a) 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.
- b) 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 sale.
- c) 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 of sale in accordance with clause 4.
- d) Should the Purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer.
- e) The full Conditions of Sale and rules of auction shall be inspected at the offices of the Sheriff's office, Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban, 24 hours prior to the auction. (Tel. 031-309-7062).

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 Sheriffs office at Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban.
 - 3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
 - (a) Directive of the Consumer Protection Act 68 of 2008
 - (URL http://www.info.gov.za/view/DownloadFileAction?id=99961);
 - (b) FICA-legislation in respect of proof of identity and address particulars;
- (c) All bidders physically attending to auction are required to pay R15 000.00 (refundable) registration fee prior to commencement of the auction to obtain a buyer's card.
- (d) All online bidders are required to pay R40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
 - 4. Registration conditions:
 - 5. Advertising costs at current publication rates and sale costs according to court rules apply.

The office of the Acting Sheriff Durban South will conduct the sale with auctioneers Allan Murugan or his Deputy.

Dated at UMHLANGA, 21 NOVEMBER 2024.

Attorneys for Plaintiff(s): Livingston Leandy, Ground Floor, 4 Pencarrow Crescent, La Lucia Ridge, Umhlanga.. Tel: 031 536-7500. Fax: 0865145099. Ref: 28M18534. -.

AUCTION

Case No: D7493/2020 011 462 5025

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

In the matter between: ENGINEERING INDUSTRIES PENSION FUND, FIRST APPLICANT; METAL INDUSTRIES PROVIDENT FUND, SECOND APPLICANT and SHESHA ENGINEERING CC, FIRST RESPONDENT; NUNDLALL DULEEP, SECOND RESPONDENT; KRUBAN PILLAY, THIRD RESPONDENT

NOTICE OF SALE IN EXECUTION

19 FEBRUARY 2025, 11h00, SHERIFF INANDA AREA 1, UNIT 3, 1 COURT LANE, VERULAM

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

CASE NO.: D7493/2020

In the matter between: ENGINEERING INDUSTRIES PENSION FUND, First Applicant; METAL INDUSTRIES PROVIDENT FUND, Second Applicant and SHESHA ENGINEERING CC, First Respondent; NUNDLALL DULEEP, Second Respondent; KRUBAN PILLAY, Third Respondent

NOTICE OF SALE IN EXECUTION OF MOVABLE PROPERTY

BY WAY OF PUBLIC AUCTION

1. Pursuant to a judgement of the HIGH COURT OF SOUTH AFRICA KWAZULU-NATAL LOCAL DIVISION, DURBAN given on the 22 MAY 2023 , the under mentioned goods will be sold at 11:00 at 19 FEBRUARY 2025 by public auction to be held at UNIT 3, 1 COURT LANE, VERULAM by Sheriff of the High Court, INANDA AREA 1 to the highest bidder for cash, the following inventory: 1 X HP PHOTO

COPIER, 1 X SAMSUNG PHOTO COPIER, 1 X POOL TABLE, 1 X HP INDUSTRIAL PRINTING MACHINE, 1 X CANON IMAGE PROCRAFT, 4 X DELL LAP TOPS, 11 X OFFICE CHAIRS, 1 X DEFY MICROWAVE OVEN, 1 X DEFY FRIDGE, 11 X INDUSTRIAL WELDING MACHINES, 6 X DRILL PRESS, 2 X GAS CUTTING TORCHES WITH BOTTLES & FITTINGS, 2 X ROLUNG MACHINES, 2 X POLISHING MACHINES, 1 X RIDGID TREADING MACHINES, 6 X GENERATORS, 3 X INDUSTRIAL COMPRESSORS, 3 X WELDING MACHINES, 2 X CROPPEL INDUSTRIAL MACHINES, 2 X HYSTERS, 1 X ELECTRICAL HYSTER, 1 X ROLLING MACHINE, 1 X INDUSTRIAL DRILL PRESS, 1 X CUTTING MACHINE, 4 X BENDING MACHINE, 2 X CRIMPING MACHINES, 1 X INDUSTRIAL GRILLING MACHINE, 1 X TATA TRUCK, REG NO ND 809 539, 1 X TATA TRUCK, REG NO ND 259 523, 1 X AMCO LATHE, 1 X BENDING MACHINE.

- 2. That the Rules of the auction will be available 24 hours before the start of the auction at the offices of Sheriff Inanda Area 1, Unit 3, 1 Court Lane, Verulam.
- 3. That this auction complies with the provisions of the Consumer Protection Act 68 of 2008 and the Regulations thereto, a copy of which is available at the following: URL: http://www.info.gov.za/view/DownloadFileAction?id=99961.
- 4. That each bidder needs to register with the auctioneering prior to the auction and provide proof of identity, address and any other applicable information prescribed in Chapter 1 of the Financial Intelligence Centre Act 38 of 2001.
 - 5. That a registration fee of R500.00 in cash is payable to the auctioneer.
- 6. That each bidder needs to comply with all the registration conditions prior to the start of the auction.
 - 7. That the name(s) of the Auctioneer is Mr T A Tembe.

ATTORNEYS FOR THE APPLICANTS (Duly authorized in terms of the provisions of Section 4 of Act 62 of 1995, who has rights of appearance in the High Court), SOONDER INCORPORATED, Cedar Office Estate, Block 6, Ground Floor, 4 Stinkwood Close, Cnr Cedar Road and Stinkwood Close, Fourways, 2055; P.O. Box 57, Lonehill, 2062, Johannesburg, South Africa. TEL: 011 462-5025 / 011 592-1400. FAX: 086 628 1280. E-MAIL: legal2@soonderinc.co.za. REF: MAT40910; c/o MADIKIZELA KUNDISHORA ATTORNEYS, 2 Monmouth Court, 78 Monmouth Road, Essenwood, Durban, 4001; P.O. Box 51406, Musgrave Durban, 4062. TEL: (061) 548-8716. E-MAIL: elna@kundishora.co.za.

Dated at JOHANNESBURG, 09 DECEMBER 2024.

Attorneys for Plaintiff(s): SOONDER INCORPORATED ATTORNEYS, BLOCK 6, GROUND FLOOR, 4 STINKWOOD CLOSE, CNR CEDAR ROAD AND STINKWOOD CLOSE, FOURWAYS, 2055. Tel: 011 462-5025. Fax: 086 628 1280. Ref: MAT40910. DINAHLEE PILLAY.

Case No: 2023-111328

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

In the matter between: PREVANCE CAPITAL (PTY) LTD, Plaintiff and PAUMAT (PTY) LTD, ALLEY PLANT CONSTRUCTION (PTY) LTD, PLANET WAVES 372 (PTY) LTD & 3 OTHERS, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

03 FEBRUARY 2025, 09:00, INANDA DISTRICT 2, 82 Trevenen Road, Lotusville, Verulam

IN EXECUTION of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg in the above-mentioned suit, dated 29 April 2024, a sale will be held with a reserve price of R5 500 000.00 , by the Sheriff, INANDA DISTRICT 2, 82 Trevenen Road, Lotusville, Verulam on 3 February 2025 at 09H00. of the undermentioned property of the First and Second Execution Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff Offices, INANDA DISTRICT 2 during office hours.

ERF 592, TONGAAT, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL, HELD BY DEED OF TRANSFER NO. T48722/2007.

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 offices of the Sheriff of the Court, INANDA, DISTRICT 2

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 before the auction at the office of the Sheriff for INANDA, DISTRICT 2 at 82 Trevenen Road, Lotusville, Verulam.

- 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 to provide an original RSA IDENTITY DOCUMENT AND PROOF OF RESIDENCE (municipal account or bank statement not older than 3 months);
 - (c) Payment of registration deposit of R10 000.00 in cash only;
 - (d) Registration closes strictly 10 minutes prior to the auction (8:50);
 - (e) Only registered bidders will be allowed into the auction room;
- (f) The 10% deposit plus auction commission is payable in cash or by 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 of the satisfaction of the sheriff;
 - (g) Only registered bidders will be allowed in the auction room;
- (h) STRICT COVID-19 GOVERNMENT REGULATIONS WILL APPLY. WE HAVE THE RIGHT TO DISALLOW PERSONS WHO DO NOT ADHERE TO THE REGULATIONS.
- 4. The office of the Sheriff Inanda District 2 will conduct the sale with auctioneers R R Singh (Sheriff) and/or Hashim Saib (Deputy Sheriff).
 - 5. Advertising costs at current publication rates and sale costs according to the court rules apply.

Dated at JOHANNESBURG, 06 JANUARY 2025.

Attorneys for Plaintiff(s): SWARTZ WEIL VAN DER MERWE GREENBERG ATTORNEYS INC, ONE-ON-NINTH, CNR GLENHOVE RD & 9TH STR, MELROSE ESTATE, JOHANNESBURG. Tel: 011 486-2850. Fax: -. Ref: MS L A BRABANT/Ic/MP0350. MR J GREENBERG.

AUCTION

Case No: 352/2021

IN THE MAGISTRATE'S COURT FOR (FOR THE ETHEKWINI SOUTH SUB-DISTRICT OF ETHEKWNI, HELD AT CHATSWORTH)

In the matter between: BODY CORPORATE OF CHATSHURST, Plaintiff and SS MAHARAI **PROPERTIES CC, Defendant**

NOTICE OF SALE IN EXECUTION: AUCTION

28 JANUARY 2025, 10H00, 91 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH

IN THE MAGISTRATE'S COURT FOR THE ETHEKWINI SOUTH SUB-DISTRICCT OF ETHEKWNI, HELD AT **CHATSWORTH**

In the matter between: CASE NO:352/2021

BODY CORPORATE CHATSHURST CENTRE, APPLICANT/EXECUTION CREDITOR And SS MAHARAI PROPERTIES CC, RESPONDENT/EXECUTION DEBTOR

NOTICE OF SALE : AUCTION

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court in terms of which the following property will be sold in execution on 28 January 2025 at 10:00am at the Sheriff's Office being 91 Lenny Naidu Drive, Bayview, Chatsworth, to the highest bidder, without reserve:

- (a) Section No.7 as shown and more fully described on Sectional Plan No SS 356/2004 in the scheme known as CHATSHURST in respect of the land and building or buildings situated at CHATSWORTH of which section the floor area, according to the said sectional plan is 108 (One hundred and eight square meters in extent) and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY Deed of Transfer Number ST 11176/2005

Physical Address: Shop Number 7, 10 Joyhurst Street, Croftdene, Chatsworth, HELD BY Deed of Transfer Number ST 11176/2005, Subject to the terms and conditions therein contained.

PHYSICAL ADDRESS: Shop Number 7, 10 Joyhurst Street, Croftdene, Chatsworth (Magisterial District - Chatsworth)

ZONING: COMMERCIAL

IMPROVEMENTS: The following information is furnished but not guaranteed: Business property with a open room and toilet and there is a steel deck for storage.

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

The Purchaser shall in addition to the Auctioneers 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 the Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable. The rules of this auction is available 24 Hours before the auction at the office of the Sheriff for Chatsworth, 91 Lenny Naidu Drive, Bayview, Chatsworth. The office of the Sheriff for Chatsworth, 91 Lenny Naidu Drive, Bayview, Chatsworth, will conduct the sale with auctioneers MS L T HLOPHE, MRS P CHETTY AND N NXUMALO Advertising costs at current publication rates and sale costs accosting to court rules apply. Registration as a buy is a pre-requisite subject to conditions, inter alia:

- A. Directive of the consumer protection Act 68 of 2008. (URL: (url: http://www.info.gov.za.view/downloadFileaction?id-99961)
 - B. FICA legislation i.r.o proof of identity and address particulars.
 - C. Payment of a registration fee of R15 000.00 in cash.
 - D. Registration conditions.
- E. SHERIFF CHATSWORTH will adhere strictly to the Covid-19 Regulations and the directives signed on 23 July 2020 by the Minister of Justice and Correctional Services, the Honourable Lamola.

Any person bidding for a property on behalf of another person or body is required by law to produce such person of body's written authorisation to do so. Such power of attorney is to be submitted in writing prior to starting the bid. When signing the conditions of sale, the individual/ representative must sign his name and particulars and state on whose behalf he purchased the property. Power of Attorneys will form part of the signed agreement of sale. If buying on behalf of another an original Power of Attorney must be submitted before bidding starts. This Power of Attorney must inter alia contain:

- 1. The full names of the name of the institution giving Power of Attorney, together with ID Number or CK Number, whichever is applicable.
 - 2. The full address of the person/institution mentioned in point 1 above;
- 3. The full name and ID Number of the Person given the Power of Attorney who will purchase at the auction on behalf of the principal;
 - 4. The full address of the person mentioned point 3 above;
- 5. The full description (title deed) of the property on which the Power of Attorney may be exercised.

The individual who will purchase at the auction on behalf of the principal is required to produce his identity document at the sale.

Individuals wanting to attend the auction must arrive for registration before 09h45 a.m. and that no person is allowed to enter the auction room after 09h45 a.m.

The full conditions can be inspected at the offices of the Sheriff of the High Court, Chatsworth, 91 Lenny Naidu Drive, Bayview, Chatsworth.

Dated at Durban on this day of 2024.

AY ATTORNEYS INC. EXECUTION CREDITOR'S ATTORNEYS SUITE 407, MILLENIUM TOWERS 8 SOLSTICE ROAD, UMHLANGA 4319

Dated at DURBAN, 03 DECEMBER 2024.

Attorneys for Plaintiff(s): AY ATTORNEYS INC., SUITE 407, MILLENNIUM TOWERS 8 SOLSTICE ROAD, UMHLANGA, 4319. Tel: 031 201 1975. Fax: -. Ref: CO22/002.

AUCTION

Case No: 1115/21 031 5369700

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

In the matter between: ABSA BANK LIMITED, APPLICANT and LUXOLO FICA, FIRST RESPONDENT; NOMFUSI FICA, SECOND RESPONDENT

NOTICE OF SALE IN EXECUTION

29 JANUARY 2025, 10H00, AT THE SHERIFF OFFICE, 18 SUZUKA ROAD, WESTMEAD, PINETOWN

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court in terms of which the following property will be sold in execution on the 29th day of JANUARY 2025 at 10H00 at the Sheriff's Office Pinetown, 18 SUZUKA ROAD, WESTMEAD, PINETOWN, subject to a reserve price of R913 000.00: DESCRIPTION: PORTION 6 (OF 2) OF ERF 714, KLOOF, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1923 (ONE THOUSAND NINE HUNDRED AND TWENTY THREE) SOUARE METERS, HELD BY DEED OF TRANSFER NUMBER T51929/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 4A LWULA ROAD, ZAMOKHUHE, KLOOF, ZONING: RESIDENTIAL(NOTHING GUARANTEED).

IMPROVEMENTS: The following information is furnished but not guaranteed: BRICK UNDER TILE DWELLING, BELOW STREET LEVEL, SECURITY/ ELECTRONIC GATES, consisting of: ENTRANCE HALL, 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 1X LAUNDRY, 4X BEDROOMS, 2X BATHROOMS, 1X SEPARATE TOILET, 1X BALCONY/ PATIOS, DOUBLE GARAGE, YARD IS FENCED. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots").

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash on the day of the sale and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Applicants' 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 24 hours before the auction at the office of the Sheriff for Pinetown, 18 SUZUKA ROAD, WESTMEAD, PINETOWN. The office of the Sheriff for Pinetown will conduct the sale with auctioneers N B Nxumalo and/or Mrs S Raghoo.

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

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

A) Directive of the Consumer Protection Act 68 of 2008.

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

- B) FICA legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R15 000.00 in cash.
- D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court (15 days prior to the date of sale), PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN.

Dated at UMHLANGA ROCKS, 27 DECEMBER 2024.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel: 031 536-9700. Fax: 031 536-9799. Ref: ISHARA SINGH/PC. 107396.

AUCTION

Case No: 3847/2022 DOCEX 27

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

In the matter between: STANDARD BANK SOUTH AFRICA LIMITED APPLICANT REGISTRATION NUMBER: 1962/0008738/06, Plaintiff and GROW BODY GUARDS CC FIRST RESPONDENT REGISTRATION NUMBER: CK1997/002856/23 MONIQUE OLIVIA VAN DER MERWE SECOND RESPONDENT IDENTITY NUMBER: 800428 0155 08 0, Defendant

NOTICE OF SALE IN EXECUTION

30 IANUARY 2025, 12:00, at the Sheriff's Office, Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352 Stamford Road (Mathews Meyiwa) Morninside, Durban

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court in terms of which the following property will be sold in execution on 30 JANUARY 2025 AT 10H00, AT THE SHERIFF'S OFFICE, Acting Sheriff Durban South UNIT 1/2 ELATION HOUSE, 350 / 352 STAMFORDHILL ROAD (MATHEWS MEYIWA) MORNINGSIDE, DURBAN, and / or online by registering on SHERIFF DURBAN NORTH/ACTING SHERIFF DURBAN SOUTH profile on www.onlineauctions.africa in accordance with the

Consumer Protection Act 68 of 2008 as amended to the highest bidder subject to a court reserve price. PORTION 39 OF ERF 1706 WENTWORTH, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL 1065 (ONE THOUSAND AND SIXTY FIVE). Held by Deed of Transfer NO. T17021/06. Physical address is 17 DR HOOSEN HAFFAJEE ROAD, BRIGHTON BEACH. ZONING: RESIDENTIAL (NOTHING IMPROVEMENTS: The following information is furnished but not guaranteed: MAIN BUILDING: DOUBLE STOREY FREESTANDING HOUSE CONSISTING OF BRICK WALLS, TILED ROOF, AND TILED FLOORS - COMPRISING OF 1 LOUNGE, 1 DINING ROOM, 3 BEDROOMS, 1 KITCHEN, 1 COMBINED BATHROOM AND TOILET. OUTBUILDING: SINGLE STOREY FREESTANDING HOUSE CONSISTING OF BRICK WALLS, TILED ROOF, TILED FLOORS, BEDROOM. BRICK FENCE, SWIMMING POOL AND 1 GARAGE. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or EFT on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the purchaser to the sheriff within 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction are available 24hours prior to the auction at the office of the SHERIFF FOR ACTING SHERIFF SURBAN SOUTH, UNIT1/2 ELATIONHOUSE, 350/352 STAMFORD HILL ROAD (MATHEWS MEYIWA) MORNIGSIDE, DURBAN. The office of the Sheriff FOR ACTING SHERIFF DURBAN SOUTH will conduct the sale with auctioneers ALAN MURUGAN (SHERIFF) AND/OR HIS DEPUTY. Advertising costs at current publication rates and sale costs according to court rules apply.

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

- A) Directive of the Consumer Protection Act 68 of 2008.
- (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 or bank guaranteed cheque.
- D) All online bidders are required to pay R40000.00 (refundable) registration fee prior to the commencement of the action in order to obtain a buyer's card.
- E) The 10% deposit plus auction commission is payable in cash or by way of electronic funds trasnfer immediately on the fall of the hammer, immediately to into the sheriff's Standard bank trust account and immediately provide proof thereof to the satf

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Off ice at UNIT 1/2 ELATION HOUSE , 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN.

Dated at Umhlanga, 04 DECEMBER 2024.

Attorneys for Plaintiff(s): Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Tel: 031-570 - 5600. Fax: 031 570 5796. Ref: S1272/9201. Thobani Mthembu.

AUCTION

Case No: 5427/2020 031 5369700

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) PROPRIETARY LIMITED, SECOND APPLICANT, Plaintiff and LYNN BETH OGLE, RESPONDENT, Defendant

NOTICE OF SALE IN EXECUTION

30 JANUARY 2025, 12H00, AT THE SHERIFF OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN

In terms of a judgment of the above Honourable Court, a sale in execution will be held on 30 TH day of JANUARY 2025 at 12:00 at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN, to the highest bidder, subject to a reserve. KINDLY NOTE THAT THE AUCTION PROCESS WILL BE CONDUCTED IN THE FOLLOWING MANNER.By way of physical attendance at the SHERIFF'S OFFICE. ACTING SHERIFF DURBAN SOUTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN and / or online by registering on SHERIFF DURBAN NORTH/ACTING SHERIFF DURBAN SOUTH profile on www.onlineauctions.africa in accordance with the Consumer Protection Act 68 of 2008 as Amended. DESCRIPTION :ERF 60 BLUFF, REGISTRATION DIVISION FUPROVINCE OF KWAZULU-NATAL, IN EXTENT 1251 (ONE THOUSAND TWO HUNDRED AND FIFTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T13095/2019,

SUBJECT TO THE CONDITIONS THEREIN CONTAINED, PHYSICAL ADDRESS: 322 MARINE DRIVE, BLUFF, MAGISTERIAL DISTRICT: ETHEKWINI MAGISTERIAL DISTRICT, THE PROPERTY IS ZONED: RESIDENTIAL, IMPROVEMENTS: MAIN BUILDING :Double storey freestanding, brick walls, under slate roof and tiled floors Dwelling consisting of : 1 LOUNGE, 1 DINING ROOM, 7 BEDROOMS, 1 KITCHEN, 1 PANTRY/ SCULLERY, 1 LAUNDRY, 2 BATHROOM, 1 TOILET, 7 EN-SUITE. OUT BUILDING :Single storey freestanding, brick walls, under tile roof and tiled floors Dwelling consisting of : 1 BEDROOM, OTHER :BOUNDARY IS FENCED WITH CONCRETE. BUT NOTHING IS GUARANTEED IN RESPECT THEREOF.(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 EFT 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 Applicant's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction is available 24hours before the auction at sheriff's office, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN. The office of the Acting Sheriff for Durban Southwill conduct the sale with either one of the following auctioneers Allan Murugan, or his Deputy. Advertising costs at current publication rates and sale costs according to court rules, apply. Should the purchaser receive possesion of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) 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) physically attending the auction are required to pay R15,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. D) All online bidders are required to pay R40,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. E) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Acting Sheriff of the High Court at UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN.

Dated at UMHLANGA ROCKS, 27 DECEMBER 2024.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel: 031 5369700. Fax: 031 5369799. Ref: ISHARA SINGH/PC. MAT6590.

AUCTION

Case No: 10449/22 031 5369700

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

In the matter between: ABSA BANK LIMITED, 1ST APPLICANT, ABSA HOME LOANS GUARANTEE COMPANY (RF) (PROPRIETARY) LIMITED, 2ND APPLICANT and ARM MOTOR (PROPRIETARY) LIMITED, FIRST RESPONDENT, VENTON PERUMAL, SECOND RESPONDENT, SUMATHARAN MOODLEY, THIRD RESPONDENT

NOTICE OF SALE IN EXECUTION

29 JANUARY 2025, 10H00, AT THE SHERIFF OFFICE, 18 SUZUKA ROAD, WESTMEAD, PINETOWN

In terms of a judgment of the above Honourable Court, a sale in execution will be held on 29 JANUARY 2025 at 10:00 at THE SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN subject to a reserve price of R1 200 000.00. DESCRIPTION: ERF 771 PINETOWN (EXTENSION 14) REGISTRATION DIVISION FT, PROVINCE OF KWAZULU NATAL, IN EXTENT 1574 (ONE THOUSAND FIVE HUNDRED AND SEVENTY-FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T28766/2020, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 14 FORESTGATE ROAD, FARNINGHAM RIDGE. MAGISTERIAL DISTRICT: ETHEKWINI ZONING: RESIDENTIAL (Nothing is guaranteed herein) IMPROVEMENTS: MAIN BUILDING: Single storey concrete brick walls, with tile roofs Dwelling consisting of 6 BEDROOMS WITH ENSUITE AND BUILT IN CUPBOARDS, 2 FULL BATHROOMS, 2 LOUNGE WITH DINING ROOM, 2 KITCHENS WITH BUILT IN CUPBOARDS, FLOORS ARE TILED. OTHERS: SWIMMING POOL, YARD WITH FENCED. P.S. GARAGE WAS CONVERTED TO A SECOND LOUNGE WITH A SMALL KITCHEN AND 3 BEDROOMS WHICH IS SEPARATED FROM THE MAIN HOUSE WITH ITS OWN ENTRANCE. THE MAIN HOUSE ALSO HAS 3 BEDROOMS. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash on the

day of the sale and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Applicants' 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 24 hours before the auction at the office of the Sheriff for Pinetown, 18 SUZUKA ROAD, WESTMEAD, PINETOWN. The office of the Sheriff for Pinetown will conduct the sale with auctioneers N B Nxumalo and/or Mrs S Raghoo. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloadFileAction?id=99961) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R15 000.00 in cash. D) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, (15 days prior to the date of sale) PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN.

Dated at UMHLANGA ROCKS, 27 DECEMBER 2024.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel: 031 5369700. Fax: 031 5369700. Ref: ISHARA SINGH/PC. MAT11708.

AUCTION

Case No: 9346/23P 031 539700

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 STEPHANIE MCGUIRE READ, RESPONDENT

NOTICE OF SALE IN EXECUTION

29 JANUARY 2025, 10H00, AT THE SHERIFF OFFICE, NO 7 CORDINER STREET, SCOTTBURGH

In terms of a judgment of the above Honourable Court, a sale in execution will be held on 29TH OF JANUARY 2025 at 10:00 at THE SHERIFF'S OFFICE, NO. 7 CORDINER STREET, SCOTTBURGHto the highest bidder, subject to a reserve price of R3 000 000.00. DESCRIPTION: PORTION 430 (OF 178) OF LOT 2 NO. 1668 REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL, IN EXTENT 2292 (TWO THOUSAND TWO HUNDRED AND NINETY TWO) SQUARE METERS. HELD BY DEED OF TRANSFER NUMBER T36604/20, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 3 ST HELIER ROAD, WIDENHAM, UMKOMAAS. MAGISTERIAL DISTRICT: UGU MAGISTERIAL DISTRICT ZONING: RESIDENTIAL. IMPROVEMENTS: PAINTED WALLS UNDER TILED ROOF CONSISTING OF: MAIN BUILDING + 2, OUTDOOR BUILDING WITH GARAGE, 1X DININGROOM, 2X LOUNGE, 2X GARAGES WITH BEDROOM, 13X BEDROOMS, 12X BATHROOMS, 3X KITCHENS, LAPA AREA AND SWIMMING POOL, But nothing is quaranteed in respect thereof. (The nature, extent, condition and existence of the improvements are not quaranteed, 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 way of electronic transfer on the day of the sale and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Applicants' 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 24 hours before the auction at the Sheriff's Office at No. 7 Cordiner Street, Scottburgh. The auction will be conducted by the office of the Sheriff for UGU 2 H/L COURT. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008.

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

- B) FICA legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R15 000.00 in cash.
- D) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff for UGU 2 H/L COURT.

Dated at UMHLANGA ROCKS, 27 DECEMBER 2024.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROC KS. Tel: 031 5369700. Fax: 031 5369799. Ref: ISHARA SINGH/PC. MAT14584.

AUCTION

Case No: 11966/23 031 5369700

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) LIMITED, SECOND APPLICANT, Plaintiff and GUY NEIL BAYNES, FIRST RESPONDENT, PAMELA BAYNES, SECOND RESPONDENT, Defendant

NOTICE OF SALE IN EXECUTION

30 JANUARY 2025, 12H00, AT THE SHERIFF OFFICE, 03 GOODWILL PLACE, CAMPERDOWN

In terms of a judgment of the above Honourable Court, a sale in execution will be held on 30 January 2025 at 12:00 at THE SHERIFF'S OFFICE, 03 GOODWILL PLACE, CAMPERDOWN to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder:

DESCRIPTION: REMAINDER OF ERF 147 MONTESEEL, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1800 (ONE THOUSAND EIGHT HUNDRED) SQUARE METERS, HELD BY DEED OF TRANSFER NUMBER T34919/21, SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED.

PHYSICAL ADDRESS: 16 OTTO ROAD, INCHANGA. MAGISTERIAL DISTRICT: ETHEKWINI ZONING: RESIDENTIAL (Nothing is guaranteed herein).

IMPROVEMENTS: SINGLE STORY GREY PAINTED HOUSE, VERANDA AT THE BACK AND FRONT, FENCED WITH WATER AND ELECTRICITY CONSISTING OF: 1X GARAGE AND CARPORT, BIG YARD AND WOODEN KIDS HOUSE FOR PLAYING, CEILING BOARD AND BUILT IN AT THE KITCHEN AND BEDROOMS, 1 ROOM HAS CARPET. 2X BEDROOMS (ENSUITE), FIRST ROOM HAS GOT SHOWER, BATH SINK AND TOILET, SECOND ROOM HAS GOT SHOWER, SINK AND TOILET, OPEN PLAN FOR THE KITCHEN, DININING AND LOUNGE. THE HOUSE HAS GOT FLOOR TILES EXCEPT FOR 2 BEDROOMS, WOODEN FRAME DOORS AND WINDOWS, NO BURGLAR GUARDS. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots").

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or eft 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 Applicants' conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction is available 24hours before the auction at the office of the Sheriff for 03 GOODWILL PLACE, CAMPERDOWN. The office of the Sheriff for CAMPERDOWN. The Sheriff for Camperdown will conduct the sale with auctioneers H. ERASMUS or W MTHETHWA and/or N. S ZIKHALI. 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 or eft.
- D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Camperdown, 03 GOODWILL PLACE, CAMPERDOWN.

Dated at UMHLANGA ROCKS, 27 DECEMBER 2024.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel: 031 536-9700. Fax: 031 536-9799. Ref: ISHARA SINGH/PC. MAT16096.

AUCTION

Case No: 17141/23 031 5369700

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) PROPRIETARY LIMITED, SECOND APPLICANT and ASOGAN MAGALINGUM PADAYACHEE, FIRST RESPONDENT, EXECUBIZ CC, SECOND RESPONDENT

NOTICE OF SALE IN EXECUTION

29 JANUARY 2025, 10H00, AT THE SHERIFF OFFICE , 18 SUZUKA ROAD, WESTMEAD, PINETOWN

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court in terms of which the following property will be sold in execution on the 29th day of JANUARY 2025 at 10H00 at the Sheriff's Office Pinetown, 18 SUZUKA ROAD, WESTMEAD, PINETOWN, subject to a reserve price of R1 600 000.00:

DESCRIPTION: PORTION 830 (OF 195) OF FARM WATERFALL NUMBER 978, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL IN EXTENT 1800 (ONE THOUSAND EIGHT HUNDRED) SQUARE METERS, HELD BY DEED OF TRANSFER NUMBER T461/18, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 10 LAWRENCE PLACE, WATERFALL.

ZONING: RESIDENTIAL (NOTHING GUARANTEED).

IMPROVEMENTS: The following information is furnished but not guaranteed: MAIN BUILDING: SINGLE STORY CONCRETE BLOCK WALLS, CLAY TILE ROOF AND ALUMINIUM WINDOW CONSISTING OF: ENTRANCE HALL, 1X LOUNGE, 1X DINING ROOM, 1X LIVING ROOM, 1X STUDY, 1X KITCHEN, 1X SCULLERY, 5X BEDROOM, 3X BATHROOMS. OUT BUILDING: 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 on the day of the sale and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Applicants' 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 24 hours before the auction at the office of the Sheriff for Pinetown, 18 SUZUKA ROAD, WESTMEAD, PINETOWN. The office of the Sheriff for Pinetown will conduct the sale with auctioneers N B Nxumalo and/or Mrs S Raghoo.

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

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

A) Directive of the Consumer Protection Act 68 of 2008.

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

- B) FICA legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R15 000.00 in cash.
- D)Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, (15 days prior to the date of sale) PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN.

Dated at UMHLANGA ROCKS, 13 DECEMBER 2024.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel: 031 536-9700. Fax: 031 536-9799. Ref: ISHARA SINGH /PC. MAT16766.

AUCTION

Case No: 16154/23 031 5369700

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

In the matter between: ABSA BANK LIMITED, FIRST APPLICANT, ANSA HOME LOANS GUARANTEE COMPANY (RF) (PROPRIETARY) LIMITED, SECOND APPLICANT and THEMBELIHLE GLENDALE SHINGA, RESPONDENT

NOTICE OF SALE IN EXECUTION

29 JANUARY 2025, 10H00, AT THE SHERIFF OFFICE, 18 SUKUKA ROAD, WESTMEAD, PINETOWN

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court in terms of which the following property will be sold in execution on the 29th day of JANUARY 2025 at 10H00 at the Sheriff's Office Pinetown, 18 SUZUKA ROAD, WESTMEAD, PINETOWN, subject to a reserve price of R1 850 000.00:

DESCRIPTION:

- 1. A Unit consisting of -
- (a) Section Number 6, as shown and more fully described on Sectional Plan Number SS393/2003, in the scheme known as BRIDGEWATER, in respect of the land and building or buildings situated at GILLITTS, IN THE ETHEKWINI MUNICIPALITY, of which section the floor area according to the said sectional plan is 194 (ONE HUNDRED AND NINETY FOUR) 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 ST34734/20, subject to such conditions as set out in the aforesaid Title Deed.

PHYSICAL ADDRESS: UNIT 6 BRIDGEWATER, 14 FORBES DRIVE, ST HEILER, GILLITTS.

ZONING: RESIDENTIAL (NOTHING GUARANTEED).

IMPROVEMENTS: The following information is furnished but not guaranteed: DOUBLE STORY, TILED ROOF, PLASTERED WALLS, SECURITY/ ELECTRONIC GATES, DOUBLE GARAGE, BELOW STREET LEVEL CONSISTING OF: 4 BEDROOMS, ONE ENSUITE, SEPARATE TOILET, ONE BATHROOM, OPEN PLAN DINING AND LOUNGE AREA, BEDROOMS HAS CARPETS EXCEPT THE MAIN BEDROOM, MAIN BEDROOM HAS BUILT IN CUPBOARDS AND AIRCON, PROPERTY IS FENCED. (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 way of electronic transfer on the day of the sale and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Applicants' 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 24 hours before the auction at the office of the Sheriff for Pinetown, 18 SUZUKA ROAD, WESTMEAD, PINETOWN. The office of the Sheriff for Pinetown will conduct the sale with auctioneers N B Nxumalo and/or Mrs S Raghoo.

Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/view/ DownloadFileAction?id=99961).
- B) FICA legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R15 000.00 in cash.
- D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, (15 days prior to the date of sale) PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN.

Dated at UMHLANGA ROCKS, 27 DECEMBER 2024.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel: 031 536-9700. Fax: 031 536-9799. Ref: ISHARA SINGH/PC. MAT16350.



AUCTION

Case No: 2999/2022

IN THE HIGH COURT OF SOUTH AFRICA (KwaZulu-Natal Division: Pietermaritzburg)

In the matter between: SB Guarantee Company (RF) Proprietary Limited (Registration Number: 2006/021576/07), Plaintiff and James Sakhumuzi Dlamini, Defendant

NOTICE OF SALE IN EXECUTION

03 FEBRUARY 2025, 09:00, No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo, **Durban**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Durban West at No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo, Durban, on Monday, 03 February 2025 at 09h00. Full conditions of sale can be inspected at the Sheriff Durban West, No. 1 Rhodes Avenue, Glenwood, Durban and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. A Unit consisting of- (a) Section No. 2 as shown and more fully described on Sectional Plan No. SS95/1981 in the scheme known as Dover Lodge in respect of the land and building or buildings situated at Durban, in the Ethekwini Metropolitan Municipality, of which section of the floor are, according to the said sectional plan is 55 (fifty five) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said

sectional plan. Held under Deed of Transfer ST28972/2019; Also known as 16 Dover Lodge, 112 Helen Joseph Road, Glenwood, Durban. Magisterial District: eThekwini Improvements: Block of Flats, Brick Walls, Slab Roof, Tiled Floors, 1 1/2 Bedrooms, Toilet, Bathroom, Kitchen. 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 and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Durban West, No. 1 Rhodes Avenue, Glenwood, 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 R 20 000.00 in cash d) Registration conditions The office of the Sheriff for Durban West will conduct the sale with auctioneers N Adams. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 07 JANUARY 2025.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F6904.

AUCTION

Case No: 17847/23

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and THEMBA ZULU, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

29 JANUARY 2025, 10:00, 18 Suzuka Road, Westmead, Pinetown

The following property will be sold in execution to the highest bidder on 29TH January 2025 at 10H00 at 18 Suzuka Road, Westmead, Pinetown, namely: 3 Reagan Road, Washington Heights, Pinetown, Kwazulu-Natal.

Erf 5077, Pinetown (Extension No.54), Registration Division FT, Province of KwaZulu-Natal, In extent 1168 (One Thousand, One Hundred and Sixty-Eight) square metres, Held by Deed of Transfer No. T4308/05, Subject to all the terms and conditions contained therein. ("the property").

"eThekwini Magisterial District".

ZONING: Residential.

IMPROVEMENTS, although in this regard, nothing is guaranteed: A Single House, tiled roof, plastered wall, comprising of 1 lounge, 1 dining room, 1 kitchen (built-in cupboards), 3 bedrooms, en suite in one bedroom and built in cupboards, 1 bathroom, shower only. Fenced with single garage.

TAKE NOTICE THAT:

- 1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
- 2. The rules of this auction and full advertisement is available 24 hours before the auction at the office of the Sheriff for Pinetown at 18 Suzuka Road, Westmead, Pinetown.
 - 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
 - (a) Directive of the Consumer Protection Act 68 of 2008
- (URL http://www.info.gov.za/view/DownloadFileAction?id=99961).
 - (b) FICA legislation in respect of proof of identity and address particulars.
 - (c) Payment of a Registration Fee of R15 000,00 in cash.
 - (d) Registration conditions.
- 4. The office of the Sheriff for Pinetown will conduct the sale with auctioneers N B Nxumalo and/or Mrs S Raghoo.
 - 5. Advertising costs at current publication rates and sale costs according to Court rules, apply.
- 6. The aforesaid sale shall be subject to the Condition of Sale which may be inspected at the office of the Sheriff of the High Court, Pinetown 18 Suzuka Road, Westmead, Pinetown for 15 days prior to the date of sale.

Dated at Durban, 19 DECEMBER 2024.

Attorneys for Plaintiff(s): Allen Attorneys Inc, 57 Swapo Road, Durban North. Tel: 031 563-2358. Fax: 031 563-2375. Ref: gda/ep/ZULU T. -.

AUCTION

Case No: D6097/2021 252, Durban

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and MSAWENKOSI GIVEN MQIKELA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 JANUARY 2025, 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 18 FEBRUARY 2022 and in execution of the Writ of Execution of the immovable property, the following immovable property will be sold in execution by the Acting Sheriff of the High Court for the district of Durban South onTHURSDAY, 30 TH JANUARY 2025 at 12:00 by way of physical attendance at theSHERIFF'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 (in accordance with the Consumer Protection Act 68 of 2008 as amended).

PROPERTY DESCRIPTION:

A UNIT CONSISTING OF-

- (A) SECTION NO. 177 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS181/1997, IN THE SCHEME KNOWN AS NORTHRIDGE PARK IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT DURBAN, IN THE ETHEKWINI MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORD TO THE SAID SECTIONAL PLAN, IS 55 (FIFTY FIVE) SQUARE METRES IN EXTENT, AND
- (B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER NO. ST29571/2014 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

The property is situated at SECTION 177 (UNIT 229) NORTHRIDGE PARK, 275 KENYON HOWDEN STREET, MOBENI, MONTCLAIR.

Magisterial District of Durban.

Improvements: A flat, block walls, tiled roof, tiled floors, 1 open plan lounge with fully fitted kitchen, 3 x bedrooms with built in cupboards, 1 x toilet and bathroom combined, 1 x balcony, 1 x parking bay, fenced, community swimming pool.

(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 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/Download Files Action?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, 02 DECEMBER 2024.

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: MAT103774/KZN. M NAIDOO.

AUCTION

Case No: KZNDBNRC6103/20

IN THE MAGISTRATE'S COURT FOR (REGIONAL DIVISION, DURBAN HELD AT DURBAN)

In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and SIBONGISENI AYANDA ZULU, Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 JANUARY 2025, 10:00, MAGISTRATE'S COURT FOR THE DISTRICT OF MELMOTH, 21 REINHOLDT STREET, MELMOTH

The following property will be sold in execution to the highest bidder on Thursday,30th January 2025 in front of the MAGISTRATE'S COURT FOR THE DISTRICT OF MELMOTH, 21 REINHOLDT STREET,MELMOTH at 10h00,namely 64 JACOB COHN STREET, MELMOTH, KWAZULU NATAL

PORTION 2 ERF 435 MELMOTH REGISTRATION DIVISION GU, PROVINCE OF KWAZULU-NATAL

MEASURING 2056 (TWO THOUSAND AND FIFTY- SIX) SQAURE METRES HELD BY DEED OF TRANSFER

NUMBER T 3918/2012 SUBJECT TO THE CONDITION CONTAINED THREIN ("the Property")

IMPROVEMENTS, although in this regard, nothing is guaranteed: A single storey brick under tile dwelling comprising of 3 Bedrooms, 2 Bathroom, 1 Lounge, 1 Kitchen, 1 Dining Room

ZONING: Residential TAKE NOTICE THAT:

- 1. This sale is a sale in execution is conducted in accordance the Consumer Protection Act 68 of 2008 as Amended, In pursuant of an order granted against the defendant for money owing to the plaintiff
- 2. The Purchaser shall pay a deposit of 10% of the purchase price in cash or bank guaranteed cheque at the time 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 Magistrate Court Sheriff within 21 days after the date of sale.
- 3. The full conditions may be inspected at the office of the Sheriff office , Unit 6 Downing Place , 63 Piet Retief Street, Melmoth, 24 hours prior to the auction.
- 4. Registration as a buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/view/DownloadFileAction?id=99961) (b) FICA legislation in respect of proof of identity and address particulars. (c) Payment of a Registration Fee of R15 000,00 (refundable) in cash. (d) Registration conditions. 4. The auction will be conducted by Sheriff, Mr S Chetty, or his deputy.
 - 5. Advertising costs at current publication rates and sale costs according to Court rules, apply.

Dated at Durban, 19 DECEMBER 2024.

Attorneys for Plaintiff(s): Allen Attorneys Inc, 57 Swapo Road, Durban North. Tel: 0315632358. Fax: 031562375. Ref: gda/ep/zulu sa. -.

AUCTION

Case No: D9052/2019

docex 27

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

In the matter between: NEDBANK LIMITED, Plaintiff and BRENTON RICARDO MOONSAMY, Identity Number 841107 5033 08 5, First Defendant, and MELISSA MANDY MOONSAMY, IDENTITY NUMBER: 850507 0140 08 2. Second Defendant

NOTICE OF SALE IN EXECUTION

03 FEBRUARY 2025, 09h00, 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, KWAZULU-NATAL

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court in terms of which the following property will be sold in execution on the 3rd of FEBRUARY 2025 at 9H00 at Sheriff Durban West at No. 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN, to the highest bidder subject to a reserve of R480,000.00: A unit ("the mortgaged unit") consisting of

(a) Section No. 1 as shown and more fully described on Sectional Plan No. SS250/1985 ("the sectional plan") in the scheme known as 22 BONAMOUR AVE in respect of the land and building or buildings situate at DURBAN IN THE ETHEKWINI MUNICIPALITY of which section the floor area. according to the said sectional plan, is 88 (EIGHTY EIGHT) square metres 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"). Held by Deed of Transfer No. ST29260/2014, SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED, PHYSICAL ADDRESS:UNIT 1 BONAMOUR MEWS, 22 BONAMOUR AVENUE, DURBAN, KWAZULU-NATAL ZONING:RESIDENTIAL(NOTHING GUARANTEED)IMPROVEMENTS:The following information is furnished but not guaranteed:STREET LEVEL FLAT, METAL ROOF, BRICK/BLOCK WALLS, CARPORT COVERED, MAIN HOUSE: TILED FLOORS, 2X BEDROOMS, 1X ENSUITE WITH TUB AND TOILET, BUILT IN CUPBOARDS, 1X FULL BATHROOM-TOILET AND SHOWER, 1X LOUNGE, 1X DINING ROOM (OPEN PLAN), 1X KITCHEN WITH BUILT IN CUPBOARDS, SWIMMING POOL, ALARM SYSTEM, FENCED, SECURITY/ ELECTRONIC GATES (The nature, extent, condition and existence of the improvements are not quaranteed, 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 and full advertisement are available 24 hours before the auction at the office of the Sheriff for DURBAN WEST, No 1 RHODES AVENUE, GLENWOOD, DURBAN. The office of the Sheriff for Durban West will conduct the sale with auctioneer N ADAMS. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a prerequisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008.

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

- B) FICA legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R20 000.00 in cash.
- D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, No 1 RHODES AVENUE, GLENWOOD, DURBAN.

Dated at UMHLANGA, 13 DECEMBER 2024.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Tel: 0315705603. Fax: -. Ref: MRS ADAMS/N0183/5729. STRAUSS DALY.

Case No: 15825/22 Docex 7, Port Elizabeth

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff, Plaintiff and NKULULEKO BUNYONYO, First Defendant BANOTHILE BERYL BUNYONYO, Second Defendant, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 JANUARY 2025, 09:00, Office of the Sheriff Pietermaritzburg, 20 Otto Street, Pietermaritzburg

In pursuance of a judgment dated 15 MAY 2023of the above Honourable Court and an attachment in execution, the Defendants property described below will be sold by the Sheriff, being A.M Mzimela or the Deputy on duty, at 20 Otto Street, Pietermaritzburg on 30 January 2025 at 09:00, by public auction and with a reserve price in the amount of R1,750 000.00:

PORTION 55 OF ERF 148 PIETERMARITZBURG, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU NATAL MEASURING: IN EXTENT 1858 (ONE THOUSAND EIGHT HUNDRED AND FIFTY-EIGHT) SQUARE METRES] - Held by Deed of Transfer Number:T41867/2018

Situate at: 5 Seymour Road, Chase Valley Downs, Pietermaritzburg, in the Magisterial District of Pietermaritzburg.

Description of Property: A house consisting of 2 Bedrooms, 1 Bathroom, Kitchen, Dining room, Lounge and an outbuilding with 1 Bedroom, bathroom, kitchen, and double garage. The description of the property is not guaranteed or warranted.

The Conditions of Sale or the Rules of the auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff 20 Otto Street, Pietermaritzburg.

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

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

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

Dated at GQEBERHA, 10 JANUARY 2025.

Attorneys for Plaintiff(s): Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Central, Port Elizabeth. Tel: 0415027254. Fax: 0415852239. Ref: R SEMANE. STA269/1189.

AUCTION

Case No: D1745/2023

DOCEX 27

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

In the matter between: STANDARD BANK SOUTH AFRICA LIMITED, REGISTRATION NUMBER: 1962/0008738/06, APPLICANT and MBUYISELWA GRIPHIES KHOMO N.O., FIRST RESPONDENT; ENOCK WANDA N.O., SECOND RESPONDENT; THE MASTER OF THE HIGH COURT OF SOUTH AFRICA DURBAN, THIRD RESPONDENT

NOTICE OF SALE IN EXECUTION

30 JANUARY 2025, 12:00, AT THE SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court in terms of which the following property will be sold in execution on 30 JANUARY 2025, to be held at 12H00at the AT THE SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2, ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN, and / or online by registering on SHERIFF DURBAN NORTH/ACTING SHERIFF DURBAN SOUTH profile on www.onlineauctions.africa in accordance with the Consumer Protection Act 68 of 2008, as amended, to the highest bidder with a Court reserve.

ERF 437, ISIPINGO, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1139 (ONE THOUSAND ONE HUNDRED AND THIRTY NINE) SQUARE METRES; HELD BY DEED OF TRANSFER T51688/03, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 79 GOKAL ROAD, ISIPINGO.

THE PROPERTY IS ZONED: RESIDENTIAL (NOTHING GUARANTEED).

IMPROVEMENTS: The following information is furnished but not guaranteed: MAIN BUILDING AND OUTBUILDING SINGLE STOREY FREESTANDING, PROPERTY IS ROOFLESS, INTERIOR WALLS BROKEN, UNABLE TO DETERMINE NUMBER OF ROOMS. (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 EFT 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 are available 24hours prior to the auction at the office of the Sheriff for ACTING SHERIFF DURBAN SOUTH, UNIT 1/2, ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN. The office of the Sheriff for Acting sheriff Durban South will conduct the sale with auctioneers Alan Murugan (Sheriff) and/or his Deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

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

A) 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).

- B) FICA To provide an original RSA IDENTITY DOCUMENT AND PROOF OF RESIDENCE (municipal account or bank statement not older that 3 months) .
- C) All bidders physically attending the auction are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
- D) All online bidders are required to pay R40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
- E) 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 trust account and immediately provide proof thereof to the satisfaction of the sheriff.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff at UNIT 1/2, ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN

Dated at Umhlanga, 04 DECEMBER 2024.

Attorneys for Plaintiff(s): Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Tel: 031 570 -5600. Fax: 031 570-5796. Ref: S1272/8433. Thobani Mthembu.

Case No: 8776/19P Docex 7, Port Elizabeth

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff, Plaintiff and PHELELANI MALINGA, First Defendant LINDELWA COMFORT MAGUBANE.

Second Defendant, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 JANUARY 2025, 09:00, Office of the Sheriff Pietermaritzburg, 20 Otto Street, Pietermaritzburg

In pursuance of a judgment dated 5 August 2020 of the above Honourable Court and an attachment in execution, the Defendants property described below will be sold by the Sheriff, being A.M Mzimela or the Deputy on duty, at 20 Otto Street, Pietermaritzburg on 30 January 2025 at 09:00, by public auction and with a reserve price in the amount of R590 000.00:

Section Number 143 as shown and more fully described on Sectional Plan No. SS145/2018, in the scheme known as RIVERSEND RESIDENTIAL ESTATE, in respect of the land and building or buildings situated at PIETERMARITZBURG IN THE MSUNDUZI MUNICIPALITY AREA of which section the floor area, according to the said sectional plan is 54 (Fifty Four) square metres in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, held by Deed of Transfer No. ST36405/18 which property is situated at Section No. 143 Riversend Residential Estate, 70 Connor Road, Chase Valley, Pietermaritzburg, in the Magisterial District of Pietermaritzburg.

Description of Property: consisting of 2 bedrooms, 1 bathroom, 1 kitchen and 1 lounge. The description of the property is not guaranteed or warranted.

The Conditions of Sale or the Rules of the auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff 20 Otto Street, Pietermaritzburg.

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

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

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

Dated at GOEBERHA, 10 JANUARY 2025.

Attorneys for Plaintiff(s): Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Central, Port Elizabeth. Tel: 0415027254. Fax: 0415852239. Ref: R SEMANE. STA269/0538.

AUCTION

Case No: 14487/23P 031 5369700

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

In the matter between: ABSA BANK LIMITED, FIRST APPLICANT, and ABSA HOME LOANS GUARANTEE COMPANY (RF) (PROPRIETARY) LIMITED, SECOND APPLICANT, and LLOYD ANGIAH, RESPONDENT

NOTICE OF SALE IN EXECUTION

30 JANUARY 2025, 09H00, AT THE SHERIFF OFFICE, 20 OTTO STREET, PIETERMARITZBURG

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 30 TH day of JANUARY 2025 at 9H00 at 20 OTTO STREET, PIETERMARITZBURG, to the highest bidder subject to a reserve price of R4 500 000.00: DESCRIPTION: PORTION 75 (OF 6) OF THE FARM HARDINGSDALE NO.882 REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 3807 (THREE THOUSAND EIGHT HUNDRED AND SEVEN) SQUARE METERS, HELD BY DEED OF TRANSFER NUMBER T30561/22, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PROPERTY ADDRESS: 7A HARDINGSDALE ROAD, CLARIDGE SH (OTTOS BLUFF STREET) GPS: -29. 539228 30.379178 . ZONING : (SPECIAL HOUSES) / RESIDENTIAL(NOTHING GUARANTEED) IMPROVEMENTS: The following information is furnished but not quaranteed: MAIN BUILDING: 2X ENTRANCE HALL, 2X LOUNGE, 1X DINING ROOM, 1X LIVING ROOM, 1X KITCHEN, 1X SCULLERY, 5X BEDROOMS, 5X BATHROOM, 1X SEPARATE TOILET, 1X BALCONY/PATIOS. FLAT/COTTAGES: 1X LOUNGE, 1X KITCHEN, 1X BEDROOM, 1X BATHROOM, 1X OTHER, DOUBLE GARAGE. OUTBUILDING: 1X LAPA, 1X STORE ROOM, SERVANTS QUARTERS -5X BEDROOMS, X4 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 eft 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 Applicants' conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction is available 24hours before the auction at the office of the Sheriff for PIETERMARITZBURG at 20 OTTO STREET, PIETERMARITZBURG. The office of the Sheriff for PIETERMARITZBURG will conduct the sale with either one the following auctioneers Sheriff AM Mzimela and or her Deputies. 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 or eft. D) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, 20 OTTO STREET, PIETERMARITZBURG.

Dated at UMHLANGA ROCKS, 13 DECEMBER 2024.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UNHLANGA ROCKS. Tel: 031 5369700. Fax: 031 5369799. Ref: ISHARA SINGH /PC. MAT14974.

AUCTION

Case No: D3289/2021

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED Plaintiff, and MADIBA EARTHWORKS AND PLANT HIRE C.C, First Defendant, and RAVINTHIRAN RUTHNAM GOVENDER, Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

03 FEBRUARY 2025, 09:00, 82 Trevenen Road, Lotusville, Verulam

The following property will be sold in execution to the highest bidder on MONDAY, 03RD FEBRUARY 2025, at 9H00 (registration closes at 8:50) at 82 Trevenen Road, Lotusville, Verulam, namely

A Unit consisting of: (a) SECTION NO 16 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS71/05, IN THE SCHEME KNOWN AS BAMBOO GARDENS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT TONGAAT, IN THE ETHEKWINI MUNICIPALITY AREA 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 SCHEMEAPPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN HELD BY DEED OF TRANSFER NO. ST 25556/2005 (the "property");

PHYSICAL ADDRESS: UNIT 16, BAMBOO GARDENS, 276A GOPALALL HURBANS ROAD, GANDHINAGAR, OTHONGATHI.

ZONING: RESIDENTIAL

IMPROVEMENTS: SEMI DETACHED, BLOCK UNDER TILE, 3 BEDROOMS TILED WITH EN-SUITE, STUDY ROOM, FAMILY LOUNGE TILED, DINING ROOM TILED, KITCHEN TILED WITH BULIT IN CUPBORADS, BREAKFAST NOOK, TOILET & BATHROOM COMBINED TILED WITH TUB, WASH BASIN & SHOWER CUBICLE, BALCONY, STAIRCASE TILED, ELECTRONIC IRON GATE, TARRED DRIVEWAY, WIRE BLOCK FENCING. OTHER: UNIT INSIDE A RESIDENTIAL COMPLEX, ACCESS CONTROLLED BY REMOTE, 2 X PARKING BAY, UNIT ON 2 ND FLOOR. Although nothing in this regard is guaranteed.

TAKE NOTICE THAT:

- 1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
- 2. The rules of this auction is available 24 hours before the auction at the office of the Sheriff for Inanda District Two at 82 Trevenen Road, Lotusville, Verulam.
- 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/view/DownloadFileAction?id=99961) (b) FICA legislation in respect of proof of RSA IDENTITY DOCUMENT AND PROOF OF RESIDENCE (municipal account or bank statement not older than 3 months)
- (c) Payment of a Registration Fee of R10 000,00 in cash only.(d)Registration closes strictly 10 minutes prior to auction(08:50am)
- 4. The 10% deposit plus the auction commission is payable in cash or 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. Only Registered Bidders will be allowed into the Auction Room.
- 6. STRICK COVID-19 GOVERNMENT REGULATION APPLY. WE HAVE THE RIGHT TO DISALLOW PERSONS THAT DO NOT ADHERE TO REGULATIONS. 7. The office of the Sheriff Inanda District Two will conduct the sale with auctioneers R R Singh (Sheriff) and/or Hashim Saib (Deputy Sheriff) 8. Advertising costs at current publication rates and sale costs according to Court rules, apply.

Dated at Durban, 19 DECEMBER 2024.

Attorneys for Plaintiff(s): Allen Attorneys Inc, 57 Swapo Road, Durban North. Tel: 0315632358. Fax: 0315632375. Ref: gda/ep/MADIBA. -.

AUCTION

Case No: 5282/2021P

373

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

In the matter between: ITHALA LIMITED, Plaintiff and NTETHELELO NKOSINGIPHILE NDLOVU, IDENTITY NUMBER: 921014 5340 085, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

23 JANUARY 2025, 10:00, SHERIFF'S OFFICE, 10 HUNTER ROAD, LADYSMITH, 3370, KWAZULU-

BE PLEASED TO TAKE NOTICE that in pursuance of a judgment obtained by the Plaintiff against the Defendant, the immovable property registered in the name of the Defendant shall be sold in execution by the Sheriff Ladysmith onThursday, 25 July 2024 at10h00 at the offices of theSheriff's Office, 10 Hunter Road, Ladysmith, KwaZulu-Natal to the highest bidder subject to the rights of the first bondholder.

PLACE OF SALE: Sheriff Ladysmith, 10 Hunter Road, Ladysmith, KwaZulu-Natal.

PROPERTY ERF 17062 LADYSMITH (EXTENSION 20), REGISTRATION DIVISION GS, PROVINCE OF KWAZULU-NATAL, IN EXTENT 300 (THREE HUNDRED) SQUARE METRES, SUBJECT TO THE CONDITIONS THEREIN CONTAINED; SITUATE AT 30 SAKABULA STREET, OBSERVATION PARK, LADYSMITH, KWAZULU-NATAL

INFORMATION: MAIN BUILDING:

- 1 X SINGLE STOREY, TILED ROOF, 1 X LOUNGE, 2 X BEDROOMS, 2 X BATHROOMS 1 X KITCHEN,
- 2 X BATHROOMS AND SURROUNDING FENCING AND CARPORT (NOTHING IS GUARANTEED).

ZONING: RESIDENTIAL

CONDITIONS OF SALE: The rules/conditions of Auction will lie for inspection 24 hours before the auction at the offices of the Sheriff of the High Court, Ladysmith where it may be inspected during normal office hours. A registration fee of R10 000.00 which is refundable to be paid on date of auction. Copy of identity document and proof of residence must accompany the Purchaser to the auction. A deposit of 10% of the balance of the purchase price and the Sheriffs fees, any taxes as well as arrear rates shall be payable on registration of transfer and to be secured by way of a bank guarantee which must be delivered within 21 days after the date of sale. The property is sold voetstoets. The purchaser shall also be liable interalia for the costs of obtaining a clearance certificate.

Dated at DURBAN, 08 JANUARY 2025.

Attorneys for Plaintiff(s): PATHER & PATHER ATTORNEYS, 3 NOLLSWORTH CRESCENT, NOLLSWORTH PARK, LA LUCIA RIDGE, DURBAN. Tel: 031 3044212. Fax: 031 3044208. Ref: SISANDA LINDA. I169/016.

AUCTION

Case No: D11820/2022

docex 27

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

In the matter between: NEDBANK LIMITED PLAINTIFF, Plaintiff and BEATRICE SIBONGILE LETJAPE DEFENDANT IDENTITY NUMBER: 841211 0579 08 2, Defendant

NOTICE OF SALE IN EXECUTION

03 FEBRUARY 2025, 09h00, 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, KWAZULU-NATAL

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 3rd day of February 2025 at 9H00 at 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN KWAZULU-NATAL, to the highest bidder "with a reserve price of R350,000.00": A unit ("the mortgaged unit") consisting of (a) Section No. 3 as shown and more fully described on Sectional Plan No. SS50/1981 in the scheme known as BEVERLEY HEIGHTS 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 80 (EIGHTY) square metres in extent; and (b)an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer Number. ST4905/2015. SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.PHYSICAL ADDRESS: SECTION 3, DOOR NUMBER 2, BEVERLEY HEIGHTS, 79 PROSPECT ROAD UMBILO, DURBAN, KWAZULU-NATAL. ZONING: RESIDENTIAL (NOTHING GUARANTEED) IMPROVEMENTS: The following information is furnished but not guaranteed: MAIN BUILDING: BLOCK OF FLATS, BRICK WALLS, TILED FLOORS, BUILT IN KITCHEN, 3X BEDROOMS, PANTRY, SHOWER, TOILET, LOUNGE HAS BEEN CONVERTED INTO A BEDROOM, BALCONY, FENCED WIRE MESH BOUNDRY (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 and full advertisement is available 24hours before the auction at the office of the Sheriff for DURBAN WEST, No 1 RHODES AVENUE, GLENWOOD, DURBAN. The office of the Sheriff for Durban West will conduct the sale with auctioneer N ADAMS. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008.

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

- B) FICA legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R20000.00 in cash.
- D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, No 1 RHODES AVENUE, GLENWOOD, DURBAN.

Dated at UMHLANGA. 13 DECEMBER 2024.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Tel: 0315705603. Fax: -. Ref: MRS ADAMS/RRB1/0164/VP. STRAUSS DALY.

AUCTION

Case No: D5601/2018 DOCEX 178, PRETORIA

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and INVESTIT INVESTMENTS CC, REGISTRATION NUMBER: 2005/003739/23; AND EDWIL BRUCE JOHNSTONE JARVIS; AND MICHAEL ANTHONEY MITCHELL JARVIS; AND MALCOLM PETER BLAKE; AND KRISHNA PERUMAL, Defendants

NOTICE OF SALE IN EXECUTION

27 JANUARY 2025, 10:00, THE ACTING SHERIFF'S OFFICE, PORT SHEPSTONE: NO. 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE

In pursuance of judgments granted by this Honourable Court on 7 DECEMBER 2020, 5 MAY 2022, 22 JUNE 2023 and on 5 SEPTEMBER 2024 and a Warrant of Execution issued, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R1 000 000.00, by the Acting Sheriff of the High Court PORT SHEPSTONE at THE ACTING SHERIFF'S OFFICE, PORT SHEPSTONE: NO. 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE on 27 JANUARY 2025 at 10h00, to the highest bidder.

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

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

REMAINDER OF ERF 858 RAMSGATE

REGISTRATION DIVISION E.T.

PROVINCE OF KWAZULU-NATAL

IN EXTENT 6337 (SIX THOUSAND THREE HUNDRED AND THIRTY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T9121/2006

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS IN FAVOUR OF THE STATE.

(also known as: 858 ALFORD ROAD, RAMSGATE, KWAZULU-NATAL)

MAGISTERIAL DISTRICT: UGU MUNICIPALITY

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: SINGLE STOREY, BRICK WALLS, TILE ROOF, TILE FLOORS, ROOMS: LOUNGE AND DINING ROOM COMBINED, 3 BEDROOMS, 1 KITCHEN, 1 PANTRY, 1 LAUNDRY, SHOWER, TOILET, 1 BATHROOM AND TOILET, VERANDAH ON FIRST FLOOR AND A DOUBLE GARAGE. (Although nothing in this regard is guaranteed).

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 Orders granted against the Judgment Debtor/s for money owing to the Execution Creditor.
 - 2. The auction will be conducted by the Acting Sheriff, MAB Mahlangu or her Deputy.
 - 3. Advertising costs at current publication rates and sale costs according to court rules, apply.
 - 4. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
 - a) Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloadFileAction?id=99961)
- 5. The rules of the auction and Conditions of Sale may be inspected at the Acting Sheriff's office, No. 17A Mgazi Avenue, Umtentweni, Port Shepstone, 24 hours prior to the auction.
- 6. All bidders are required to present their Identity Document together with their proof of residence, not older than 3 months, for FICA compliance.
- 7. All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
- 8. The Purchaser shall pay the Sheriff a deposit of 10 (ten) per cent of the purchase price in cash or by bank guaranteed cheque or by electronic transfer on the day of the sale.
- 9. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 10 (ten) days after the sale.
- 10. Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.

Dated at DURBAN, 07 JANUARY 2025.

Attorneys for Plaintiff(s): VELILE TINTO AND ASSOCIATES INC, SUITE 3, TERRACE VIEW, ASPEN PLACE, 9 RYDALL VALE OFFICE PARK, DOUGLAS SAUNDERS DRIVE, LA LUCIA RIDGE, 4051. Tel: (031) 007 0811 EXT807. Fax: 086 639 6551. Ref: G10277/DBS/C JACOB/VG/VO.

AUCTION

Case No: 5719/22 2, Pietermaritzburg

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

In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Plaintiff and Charles Khuphukani Mtembu, Defendant

NOTICE OF SALE IN EXECUTION

29 JANUARY 2025, 10:00, THE SHERIFF'S OFFICE, 18 SUZUKA ROAD, WESTMEAD, PINETOWN

In execution of a judgment of the High Court of South Africa, KwaZulu-Natal Division, Pietermaritzburg in the above-mention suit, a sale with a reserve price of R2 100 000.00 will be held by the SHERIFF PINETOWN at 18 SUZUKA ROAD, WESTMEAD, PINETOWN, and will be put up for auction on WEDNESDAY, 29 JANUARY 2025 at 10H00, of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF PINETOWN, during office hours.

CERTAIN:

(a) ERF 421, PINETOWN (EXTENSION 9), REGISTRATIION DIVISION FT, PROVINCE OF KWAZULUNATAL, IN EXTENT 2 225 (TWO THOUSAND TWO HUNDRED AND TWENTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T5325/2020, SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED.

(ETHEKWINI MAGISTERIAL DISTRICT).

STREET ADDRESS: 7 DUNCAN GROVE, HATTON ESTATE, PINETOWN, KWAZULU-NATAL.

OUTBUILDING: 1 x Garage with concrete flooring; 1 x Staff Quarters with ceramic tiled flooring consisting of: 1 x Lounge; 1 x Kitchen; 1 x Bedroom; 1 x Bathroom. 1 x Carport.

The property is zoned residential.

MATERIAL CONDITIONS OF SALE:

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay to the Sheriff a deposit of (10%) of the purchase price in cash or electronic transfer at the time of the sale. The full Conditions of Sale may be inspected at the offices of the Sheriff of the High Court, PINETOWN, at 18 SUZUKA ROAD, WESTMEAD, PINETOWN.

TAKE FURTHER NOTICE THAT:

- 1. The sale is a sale in execution pursuant to a judgment obtained in the above Court.
- 2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN.
 - 3. Registration as a buyer is a pre-requisite subject to the specific conditions, inter alia:
- 3.1 Directive of the Consumer Protection Act 68 of 2008 (URL http://info.gov.za/view/DownloadFileAction?id=99961):
 - 3.2 Fica legislation in respect of proof of identity and address particulars;
 - 3.3 Payment of registration deposit of R15 000.00 in cash;
 - 3.4 Registration conditions.
- 3.5 The conditions shall lie for inspection at the office of the Sheriff Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior the date of sale;
- 3.6 The office of the Sheriff for Pinetown will conduct the sale with auctioneers N B Nxumalo and/ or Mrs S Raghoo;
 - 3.7 Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at 1, 17 DECEMBER 2024.

Attorneys for Plaintiff(s): Randles Inc., Level 2, Mahogany Court, Redlands Estate, 1 George Macfarlane Lane, Wembley, Pietermaritzburg. Tel: (033)3928000. Fax: 0866761831. Ref: A A van Lingen/jl/08S398544. -.

AUCTION

Case No: 11848/2016

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

In the matter between: FirstRand Bank Limited, Execution Creditor, and BORN AND BRED DESIGN CC, First Execution Debtor, and ZAMOKUHLE NKOSI, Second Execution Debtor NOTICE OF SALE IN EXECUTION

04 FEBRUARY 2025, 10:00, OFFICE OF THE SHERIFF FOR LOWER TUGELA at SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER / KWADUKUZA

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The property which will be put up to auction on the 04TH day of FEBRUARY 2025 at 10H00 at the OFFICE OF THE SHERIFF FOR LOWER TUGELA at SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER / KWADUKUZA, consists of:

Property Description:

A unit consisting of:

- (a) Section No. 25, as shown and more fully described on Sectional Plan No. SS 778/2008, in the scheme known as 1 PALM LAKES FISH EAGLE, in respect of the land and building or buildings situate at ROYAL PALM ESTATES, in the KwaDukuza Municipality of which section the floor area, according to the said Sectional Plan is 271 (TWO HUNDRED AND SEVENTY ONE) square metres in extent; and
- (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan; HELD BY DEED OF TRANSFER NO. ST 28738/2010.

PHYSICAL ADDRESS: 31 SIBAYI STREET, SECTION 25 1 PALM LAKES - FISH EAGLE (IN THE MAGISTERIAL DISTRICT OF KWADUKUZA).

ZONING: RESIDENTIAL.

IMPROVEMENTS (NOTHING GUARANTEED):

The following information is furnished but not guaranteed: The property is improved, without anything warranted by a sectional title dwelling comprising of brick under tile dwelling consisting of 1 lounge, 1 dining room, 1 kitchen, 3 bedrooms, 2 bathrooms, 1 shower, 2 toilets, 2 carports, 3 verandas

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. 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 15 days prior to the date of sale, at the OFFICE OF THE SHERIFF FOR LOWER TUGELA at SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER / KWADUKUZA.

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 LOWER TUGELA at SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER / KWADUKUZA.
 - 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 R10 000.00 (refundable) in cash or bank guaranteed cheque;
 - (d) Registration conditions
- 4. The office of the sheriff for Lower Tugela will conduct the sale with auctioneers R. SINGH (Sheriff), A P MAHARAJ and/or S DE WIT.
 - 5. Advertising costs at current publication rates and sale costs according to the Court Rules Apply.

Dated at La Lucia, 06 DECEMBER 2024.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Tel: 031 360-9700. Fax: -. Ref: KN/TG/KG/MAT101914. -.

AUCTION

Case No: D6063/21

373

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

In the matter between: ITHALA LIMITED, Plaintiff and PETRUS JOHANNES VON BENECKE, IDENTITY NUMBER: 670218 5062 085, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

29 JANUARY 2025, 11:00, 37 UNION STREET, EMPANGENI, KWAZULU-NATAL

BE PLEASED TO TAKE NOTICE that in pursuance of a judgment obtained by the Applicant against the Defendant, the immovable

property registered in the name of the Defendant shall be sold in execution by the Sheriff Lower Umfolozi on 17 July 2024at 11H00 at the offices of the Sheriff, Lower Umfolozi, 37 Union Street, Empangeni, to the highest bidder subject to the rights of the 1 st bondholder.

PROPERTY: A unit consisting of Section Number 48 as shown and more fully described on Sectional Plan No. SS 592/1994, in the scheme known as BAY RIDGE in respect of the land and building or buildings situated at RICHARDS BAY, in the UMHLATHUZE MUNICIPAL AREA, of which section the floor area according to the said sectional plan is 70 (SEVENTY) square metres in extent; and

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

held by Deed of Transfer Number ST28574/17

PLACE OF SALE: Sheriff, Lower Umfolozi, 37 Union Street, Empangeni

PROPERTY INFORMATION: MAIN BUILDING:

1 X OPEN PLAN KITCHEN/LOUNGE/DININGROOM AREA; 2 X BEDROOMS; 1 X BATHROOM; 1 X TOILET

OUTBUILDING: 1 X CARPORT

BOUNDARY: FENCED WITH BRICK AND STEEL PALISADE

CONDITIONS OF SALE: The rules/conditions of Auction will lie for inspection 24 hours before the auction at the offices of the Sheriff of the Court, Lower Umfolozi where it may be inspected during normal office hours. A registration fee of R15'000.00 which is refundable to be paid on date of auction. Copy of identity document and proof of residence must accompany Purchaser to the auction. A deposit of 10 % of the balance purchase price and the Sheriff's fees, any taxes as well as arrear rates shall be payable on registration of transfer and to be secured by way of a bank guarantee which must be delivered within 21 days after the date of sale. The property is sold voetstoots. The purchases shall also be liable inter alia for the costs of obtaining a clearance certificate.

Dated at DURBAN, 08 IANUARY 2025.

Attorneys for Plaintiff(s): PATHER & PATHER ATTORNEYS, 3 NOLLSWORTH CRESCENT, NOLLSWORTH PARK, LA LUCIA RIDGE, DURBAN. Tel: 031 3044212. Fax: 031 3044208. Ref: SISANDA LINDA. I198.

MPUMALANGA

AUCTION

Case No: 02/2022

IN THE HIGH COURT OF SOUTH AFRICA (MPUMALANGA DIVISION - MBOMBELA (MAIN SEAT))

In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR, and PHINDELA WELLINGTON KUNENE - EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

07 FEBRUARY 2025, 10:00, The mortgaged property, Stand 291, Langeloop

DESCRIPTION:

PORTION 229 OF ERF 107, HECTORSPRUIT EXTENSION 1 TOWNSHIP / REGISTRATION DIVISION J.U., PROVINCE OF MPUMALANGA / MEASURING 420 (FOUR HUNDRED AND TWENTY) SQUARE METRES / HELD UNDER DEED OF TRANSFER T9920/2019 / SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: STAND 291, LANGELOOP.

Main dwelling - residential home: 1 X lounge / 1 X kitchen / 3 X bedrooms / 1 X bathroom / 1 X shower / 2 X wc / 1 X carports / 2 X porch - Nothing in this regard is guaranteed.

- 1. The sale shall be subject to a reserve price in the amount of R200 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, SUITE NO. 34 FAR EAST LODGE, TONGA MAIN ROAD. /
- 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. /
- 11. All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction via the sheriff's account: Nkomazi Sheriff, Standard Bank, Acc no: 052 575 586 in order to obtain a buyer's card. No cash payment will be accepted.

Dated at NELSPRUIT, 11 DECEMBER 2024.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Tel: 013 752-4459. Fax: 013 755-3897. Ref: C VAN WYK / FK0077. -.

AUCTION

Case No: 2570/2020

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and WILYAM LEKORO MAGULA (IDENTITY NUMBER: 630921 5558 080), FIRST DEFENDANT & MAMQWATHI TINY LIZZY MAGULA (IDENTITY NUMBER: 701006 0666 080), SECOND DEFENDANT

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 11:00, 110BA MEDICAL CENTRE, SOLOMON MAHLANGU DRIVE, KWAMLANGA

In execution of a judgment of the High Court of South Africa, Mpumalanga Division, Middelburg, above-mentioned suit, a sale with a Court reserve price of R475 000.00, will be held by the SHERIFF OF THE HIGH COURT KWAMHLANGA at 110BA MEDICAL CENTRE, SOLOMON MAHLANGU DRIVE, KWAMHLANGA on THURSDAY, the 6TH day of FEBRUARY 2025 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 312 KWAMHLANGA-BA TOWNSHIP, REGISTRATION DIVISION J.R., MPUMALANGA PROVINCE, MEASURING 780 (SEVEN HUNDRED AND EIGHTY) SQUARE METRES, HELD BY DEED OF GRANT TG94/1194KD, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, ALSO KNOWN AS: ERF 312 KWAMHLANGA-BA, also known as HOUSE 312 SECTION BA, MANDELA VILLAGE, KWAMHLANGA.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price 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 (Twenty Thousand Rand) (refundable) in cash;
 - (e) Registration conditions;
 - (f) Advertising costs at current publication rates and sale costs according to Court rules apply.

Dated at PRETORIA, 19 NOVEMBER 2024.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361-5640. Fax: 0865603329. Ref: N CROUS/MDP/MAT62832. -.

AUCTION

Case No: 1479/2018

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and CHRISTO JOHAN DE WET (IDENTITY NUMBER: 880113 5066 085) DEFENDANT

NOTICE OF SALE IN EXECUTION

07 FEBRUARY 2025, 11:00, MAGISTRATE COURT BALFOUR, FRANK STREET, BALFOUR

In execution of a judgment of the High Court of South Africa, Mpumalanga Division, Middelburg, in the above-mentioned suit, a sale with a Court reserve price of R400 000.00, will be held by the SHERIFF OF THE HIGH COURT, BALFOUR at MAGISTRATE COURT BALFOUR, FRANK STREET, BALFOUR on FRIDAY, the 7 TH of FEBRUARY 2025 at 11:00 of the undermentioned property of the Defendant

subject to the conditions of sale which are available for inspection at the offices of the SHERIFF HEIDELBERG, 40 MARE STREET, HEIDELBERG, during office hours.

CERTAIN: PORTION 173 OF ERF 1, GROOTVLEI TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF MPUMALANGA, MEASURING 571 (FIVE HUNDRED AND SEVENTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T4012/2021, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, ALSO KNOWN AS: 23 AKASIA STREET, GROOTVLEI, BALFOUR.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: 4 BEDROOMS, KITCHEN, LOUNGE, DINING ROOM, 1 BATHROOM, SCULLERY, 2 GARAGES, FLATLET: 1 BEDROOM, 1 BATHROOM, KITCHEN, LOUNGE, 1 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 way of an electronic funds transfer or 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 HEIDELBERG, 40 MARE STREET, HEIDELBERG24 (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 HEIDELBERG, 40 MARE STREET, HEIDELBERG.
 - 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;
 - (e) Advertising costs at current publication rates and sale costs according to Court rules apply.

Dated at PRETORIA, 20 NOVEMBER 2024.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361-5640. Fax: 0862396955. Ref: N CROUS/LI/MAT42227. -.

AUCTION

Case No: 2019/40387 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and MOTHEO STEVEN MKIZE,
Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 JANUARY 2025, 10:00, 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT, PROVINCE OF GAUTENG

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 22ND of February 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 ROODEPOORT NORTH on FRIDAY, the 31ST day of JANUARY 2025 at 10:00 at 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT, PROVINCE OF GAUTENG, without a reserve price.

CERTAIN: SECTION NO 22, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS 187/1993, IN THE SCHEME KNOWN AS AQUA AZURE, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT FLORIDA TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 80 SQUARE METRES; AND AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN HELD UNDER DEED OF TRANSFER NO. ST41570/2017, SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID DEED.

ZONING: Special Residential (not guaranteed).

The property is situated at UNIT 22 (DOOR 25) AUQA AZURE, 14 THIRD AVENUE, FLORIDA, ROODEPOORT and consist of 3 Bedroom, 1 Bathrooms, Kitchen and a carport (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

Roodepoort North situated at 182 Progress Avenue, Lindhaven, Roodepoort, Province of Gauteng or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

- b) FICA legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of 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, 20 NOVEMBER 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482-5652. Fax: 011 482-5653. Ref: R.NEL/MJ/MAT65628. R. NEL.

AUCTION

Case No: 3548/2023

IN THE HIGH COURT OF SOUTH AFRICA (Mpumalanga Division Middelburg (Local Seat))

In the matter between: Firstrand Mortgage Co (RF) (Proprietary) Limited, Applicant and Cornelius Nel, ID: 9110195085087, 1st Respondent; Maureen Nel, ID: 9304280100089, 2nd Respondent; Govan Mbeki Municipality, 3rd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

05 FEBRUARY 2025, 10:00, Sheriff Secunda at 25 Pringle Street, Secunda

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 R1200000.00 to the highest bidder, will be held by the SHERIFF SECUNDA at 25 PRINGLE STREET, SECUNDA on 05 February 2025 at 10:00 AM 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 7567, SECUNDA EXTENSION 22 TOWNSHIP; REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA; MEASURING: 1080 SQUARE METRES; HELD BY DEED OF TRANSFER NO T 5732/2022; SUBJECT TO THE CONDITIONS THEREIN CONTAINED, Situated: 9 WILFRED MALLOWS STREET, SECUNDA EXT 22.

Zoned: RESIDENTIAL.

The property consists of DWELLING WITH ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 2 SHOWERS, 2 TOILETS AND ENTERTAINMENT AREA AND OUTBUILDINGS CONSISTING OF 3 GARAGES, 3 CARPORTS, 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 SECUNDA at 25 PRINGLE STREET, SECUNDA. The office of the Sheriff Secunda 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 SECUNDA at 25 PRINGLE STREET, SECUNDA.

Dated at PRETORIA, 03 DECEMBER 2024.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362-8990. Fax: -. Ref: MAT17523 R VAN DEN BURG LVDW. -.

NORTH WEST / NOORDWES

AUCTION

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

In the matter between: FirstRand Bank Limited, Plaintiff and NTSHADI MATHULE,
Defendant

NOTICE OF SALE IN EXECUTION

06 FEBRUARY 2025, 10:00, the SHERIFF: MAHIKENG at the SHERIFF'S OFFICE, 24 JAMES WATT CRESCENT, INDUSTRIAL SITES, MAHIKENG

Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of at least R100 000.00 (One Hundred Thousand Rand), by the SHERIFF: MAHIKENG at the SHERIFF'S OFFICE, 24 JAMES WATT CRESCENT, INDUSTRIAL SITES, MAHIKENG on 6 FEBRUARY 2025 at 10H00 of the following property:

SITE 5742 MMBATHO UNIT 14 TOWNSHIP, REGISTRATION DIVISION J.O., NORTH-WEST PROVINCE MEASURING 350 (THREE HUNDRED AND FIFTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER: T3518/2007

STREET ADDRESS: 5742 MMABATHO, UNIT 14, MAFIKENG, NORTH-WEST PROVINCE situated in the MAHIKENG MAGISTERIAL DISTRICT AND MAHIKENG LOCAL MUNICIPALITY

PLACE OF SALE: The sale will be held by the SHERIFF MAHIKENG and take place at THE OFFICE OF THE SHERIFF MAHIKENG, 24 JAMES WATT CRESCENT, INDUSTRIAL SITES, MAHIKENG, NORTH WEST PROVINCE.

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

SINGLE STOREY DWELLING WITH A TILE ROOF CONSTRUCTED OF BRICK CONSISTING OF LOUNGE, KITCHEN, 3 BEDROOMS, 1 BATHROOM, WATER CLOSET.

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Mahikeng at 24 James Watt Crescent, Industrial Sites, Mahikeng, North West Province, where they may be inspected during normal office hours.

Dated at Pretoria, 10 DECEMBER 2024.

Attorneys for Plaintiff(s): 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/MAT11426. -.

AUCTION

Case No: 956/2022

Case No: 2110/2021

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

In the matter between: Changing Tides 17 (Proprietary) Limited, Judgement Creditor and Lazarus Rasi Mathebula, 1st Judgement Debtor; Leah Matlala Mathebula, 2nd Judgement Debtor

NOTICE OF SALE IN EXECUTION

31 JANUARY 2025, 10:00, 232 Bevers Naude Drive, Rustenburg

In Execution of a Judgment of the High Court of South Africa (North West Division, Mahikeng) in the above-mentioned suit, the Property shall be sold by the Sheriff Acting Sheriff Rustenburg to the highest bidder subject to a reserve price of R250 000.00 and will be held on 31 January 2025 at 232 Beyers Naude Drive, Rustenburg at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 232 Beyers Naude Drive, Rustenburg, prior to the sale.

Certain: Erf 303 Meriting Unit 1 Township, Registration Division JQ, Province of North West, being Stand 303 Meriting Extension 2, Meriting Unit 1, Rustenburg, MEASURING: 280 (TWO HUNDRED AND EIGHTY) Square Metres; HELD under Deed of Transfer No. T58343/2015, 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: Lounge, Kitchen, 2 Bedrooms, 1 Bathroom. OUTSIDE BUILDINGS: None. SUNDRIES: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 15 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Ndlovu Inc., C/o SMITH NEETHLING INC, 29 WARREN STREET, MAHIKENG. Tel: 011 874-1800. Fax: 0866781356. Ref: MAT3846/LC/RL. Hammond Pole Ndlovu Inc, Boksburg.

AUCTION

Case No: 1905/2023

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

In the matter between: NEDBANK LIMITED, Plaintiff and ZINHLE GLADNESS MOTSOENE, Defendant

NOTICE OF SALE IN EXECUTION

07 FEBRUARY 2025, 10:00, The Sheriff of the High Court - Mankwe and Modikwa at OFFICE 140, 1ST FLOOR, NWDC BUILDING, MOGWASE SHOPPING COMPLEX

TAKE NOTICE THAT on the instructions of Stegmanns Attorneys (Ref: DEB15417), Tel: 0861333402 - ERF 189 MOKGWASE UNIT 9 TOWNSHIP, REGISTRATION DIVISION J.Q., NORTH-WEST PROVINCE, MOSES KOTANE LOCAL MUNICIPALITY - Measuring 465 square metres - situated at STAND 189, MOGWASI UNIT 9 -

Improvements - Nothing is guaranteed and/or no warranty is given in respect thereof) ("VOETSTOOTS") : 4 BEDROOMS, KITCHEN, BATHROOM, TOILET, SITING ROOM, SINGLE CARPORT - (particulars are not guaranteed) will be sold in Execution to the highest bidder, subject to a Court's reserve price, on 07/02/2025 at 10:00 by The Sheriff of the High Court - Mankwe and Modikwa at OFFICE 140, 1ST FLOOR, NWDC BUILDING, MOGWASE SHOPPING COMPLEX. Conditions of sale may be inspected at The Sheriff of the High Court - Mankwe and Modikwa at Office 140, 1st Floor, NWDC Building, Mogwase Shopping Centre.

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.

bidders are required to pay R15000.00 (refundable) registration fee 48 hours prior to the commencement of the auction in order to obtain a buyers card.

Dated at Pretoria, 11 DECEMBER 2024.

Attorneys for Plaintiff(s): Stegmanns Inc, C/O Zisiwe Attorneys, OFFICE NO 5, SHASONS CENTRE, 43 SHIPPARD STREET, MAHIKENG. Tel: 0861333402. Fax: 0866863903. Ref: DEB15417. -.

AUCTION

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

04 FEBRUARY 2025, 10:00, 8 LUKE 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 to the highest bidder SUBJECT TO A RESERVE PRICE OF R320 000.00 and will be held at 8 LUKE STREET. POTCHEFSTROOM on 4 FEBRUARY 2025 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 8 LUKE 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 quaranteed, 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, 26 NOVEMBER 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o SMITH NEETHLING, 29 WARREN STREET, MAHIKENG. Tel: 0118741800. Fax: 0866781356. Ref: MAT452036\ ANNERI FRITZ \ TK. Hammond Pole Majola Inc, Boksburg.

Case No: 731/2023

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

In the matter between: SEASONS SPORT AND SPA ECO GOLF ESTATE HOME OWNERS ASSOCIATION NPA EXECUTION CREDITOR (REGISTRATION NUMBER: 2006/038768/08) and THOMO HAMILTON VUSI 1ST EXECUTION DEBTOR (IDENTITY NUMBER: 720610 6939 081) MOKALE GOMOLEMO GLENDA MORONGWA 2ND EXECUTION DEBTOR (IDENTITY NUMBER: 960717 0505 088)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

27 JANUARY 2025, 09H00, SHERIFF BRITS, 62 LUDORF STREET, BRITS, 0250

In execution of a judgment of the Magistrates Court for the District of Madibeng in the abovementioned suit, a sale will be held by the SHERIFF BRITS, 62 LUDORF STREET, BRITS, will be put up to auction on MONDAY, 27 JANUARY 2025 at 09h00 of the undermentioned property of the

defendants subject to the conditions of sale which are available for inspection at the Sheriff's Offices, Brits, during office hours.

ERF 42 SITUATED AT BUSHVELD VIEW ESTATE, MADIBENG LOCAL MUNICIPALITY, NORTH-WEST, REGISTRATION DIVISION JQ; MEASURING 915.0000 SQM: AS HELD BY THE DEFENDANTS UNDER DEED OF TRANSFER NUMBER T2537/2020; SUBJECT TO THE CONDITIONS THEREIN CONTAINED

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

THE PROPERTY IS ZONED AS RESIDENTIAL; and CONSISTS OF AN INCOMPLETE BUILDING STRUCTURE.

The sale shall be subject to the terms and conditions of the Magistrates 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 offices of the Sheriff of the Magistrates Court, Brits.

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 before the auction at the office of the Sheriff Brits.
- 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 R20 000.00 in cash;
- d) Registration conditions.

Dated at BRITS, 06 JANUARY 2025.

Attorneys for Plaintiff(s): LANGENHOVEN PISTORIUS MODIHAPULA ATTORNEYS, 59 PIENAAR STREET, BRITS, 0250. Tel: 012 252 3413. Fax: -. Ref: T DU PLESSIS/rm/DEB3188/CS293.

AUCTION

Case No: 2077/2019

IN THE HIGH COURT OF SOUTH AFRICA (MAHIKENG)

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and JOHN ORIDILE LEBELELA (IDENTITY NUMBER: 700205 6334 08 8), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 JANUARY 2025, 10:00, GROUND FLOOR, 209 BEYERS NAUDE DRIVE, RUSTENBURG,

A Sale in execution will be held by the Sheriff of The High Court , Acting Sheriff Rustenburgon 30 th day of January 2025at 10h00 at Ground Floor, 209 Beyers Naude Drive, Rustenburg, of the Defendant property, described below with the reserve price of R525 000.00.

ERF 28 TLHABANE WES TOWNSHIP

REGISTRATION DIVISION, J.Q., PROVINCE OF NORTH-WEST;

MEASURING 352 (THREE HUNDRED AND FIFTY TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T65084/12

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

(SITUATED AT: 21 36TH AVENUE, TLHABANE WES)

("the Property");

Particulars of the property and the improvements thereon are provided herewith but are not quaranteed.

A dwelling consisting of: 3 X Bedrooms, Bathroom, Lounge, Kitchen & Garage.

Inspect conditions of Sale at The Sheriff's Office , Acting Sheriff Rustenburgat Ground Floor, 206 Beyers Naude Street, Rustenburg.

Dated at JOHANNESBURG, 10 JANUARY 2025.

Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Tel: 011 028 1258. Fax: 011 312 83250. Ref: M00251. KHUTSO NKUNA.

AUCTION

Case No: 813/2022

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

In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Monica Nosiphiwo Mzwali, Judgment Debtor

NOTICE OF SALE IN EXECUTION

30 JANUARY 2025, 10:00, Ground Floor, 209 Beyers Naude Drive, Rustenburg

A Sale In Execution of the undermentioned property is to be held by the Acting Sheriff Rustenburg at the Sheriff's Office, Ground Floor, 209 Beyers Naude Drive, Rustenburg on Thursday, 30 January 2025 at 10h00. Full conditions of sale can be inspected at the Acting Sheriff Rustenburg, 209 Beyers Naude Drive, Rustenburg and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. (a) Section No. 4 as shown and more fully described on Sectional Plan No. SS507/2019 in the scheme known as Mintos Mews in respect of the land and building or buildings situated at Cashan Ext 22 Township, Local Authority: Rustenburg Local Municipality, of which section of the floor are, according to the said sectional plan is 152 (one hundred and fifty two) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST62561/2019. Also known as Unit 4 Mintos Mews, Swallows Avenue, Cashan, Rustenburg. Magisterial District: Rustenburg Improvements: A Sectional Title Unit with: 3 bedrooms, en-suite bathroom with main bedroom, 1 bathroom, lounge/ dining room, kitchen, 1 garage. 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 are available 24 hours prior to the auction at the office of the Acting Sheriff Rustenburg, 209 Beyers Naude Drive, Rustenburg. 3. The purchaser shall pay auctioneer's commission subject to: a) 6% on the first R 100 000.00 b) 3.5% on R 100 001.00 to R 400 000.00 c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission of R 40 000.00 plus VAT and a minimum commission of R 3 000.00 plus VAT. 4. A deposit of 10% of purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 5. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 4 of the conditions of sale. 6. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price. 7. The Auction will be conducted by the Acting Sheriff, Mrs W.M. Mashigo, or her Deputy. 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL http:// www.info.gov.za/view/DownloadFileAction?id=99961) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. Registration conditions

Dated at Pretoria, 08 JANUARY 2025.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F6968.

WESTERN CAPE / WES-KAAP

AUCTION

Case No: 10299/2023

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff), and JUSTEN JUSTICE GANIZA, Identity Number 730515 5429 08 3 (Defendant)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

05 FEBRUARY 2025, 11:00, AT THE SHERIFF'S OFFICE OF CAPE TOWN EAST, ADDRESS BEING UNIT 15, BP ROAD, MONTAGUE GARDENS

- 1. Property: 16 Avondrus Street, Brooklyn
- 2. Domicile: 16 Avondrus Street, Brooklyn
- 3. Residential: Vasco Lodge, Number 172, Corner of Lakeside & Astra Street, Goodwood

In execution of a judgment of the above honourable court dated 4 June 2024, the undermentioned immovable property will be sold in execution on Wednesday, 5 February 2025 at 11:00 at the Sheriff's office of Cape Town East.

ERF 19595 Cape Town, Situate in the City of Cape Town, Cape Division, Province of the Western Cape.

In Extent: 357 square metres

Held by Deed of Transfer No T66965/2002 ALSO KNOWN AS: 16 Avondrus Street, Brooklyn

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:

A single storey house, plastered wall, tiled roof, 3x bedrooms, 1x bathroom, lounge, kitchen, single garage.

- 4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, CAPE TOWN EAST and at the offices of the undersigned.
 - 5. Advertising costs at current publication rates and sale costs according to court rules apply.
 - 6. With no reserve price

Dated at Tyger Valley, 25 NOVEMBER 2024.

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

AUCTION

Case No: 22876/2023

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and PATRICIA-JOY DAVIDS (PREVIOUSLY FRANTZ), Identity Number 850516 0156 08 9 (Defendant)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

05 FEBRUARY 2025, 10:00, AT THE PROPERTY BEING 15 AURORA STREET, VAN WYKSVLEI, WELLINGTON

- 1. Property: 15 Aurora Street, Van Wyksvlei, Wellington
- 2. Domicile: 15 Aurora Street, Van Wyksvlei, Wellington
- 3. Residential: 15 Aurora Street, Van Wyksvlei, Wellington

In execution of a judgment of the above honourable court dated 13 June 2024, the undermentioned immovable property will be sold in execution on Wednesday, 5 February 2025 at 10:00 at the Property.

ERF 10219 Wellington, Situate in the Drakenstein Municipality, Division Paarl, Province of the Western Cape. In Extent: 240 square metres, Held by Deed of Transfer No T2156/2011, ALSO KNOWN AS: 15 Aurora Street, Van Wyksvlei, Wellington.

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: 2x bedrooms, 1x bathroom, kitchen, lounge, dining-room.
- 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, WELLINGTON and at the offices of the undersigned.
 - 5. Advertising costs at current publication rates and sale costs according to court rules apply.
 - 6. With no reserve price.

Dated at Tyger Valley, 09 DECEMBER 2024.

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

AUCTION

Case No: 20775/2023

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and SAMUEL MOORKROOF (IDENTITY NUMBER: 841024 5219 08 7), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

04 FEBRUARY 2025, 10:00, Sheriff of the High Court Vredenburg at 4 Dorp Street, Vredenburg

In pursuance of a judgment and warrant granted on 9 July 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 4 February 2025at 10:00 by the Sheriff of the High Court Vredenburgat 4 Dorp Street, Vredenburg to the highest bidder subject to a reserve price of R350 000.00: CERTAIN:ERF 8219 SALDANHA SITUATED: 3 Barber Street, Diazville, Saldanha, 7395 MAGISTERIAL DISTRICT: Saldanha Bay Municipality REGISTRATION DIVISION: DIVISION MALMESBURY, WESTERN CAPE PROVINCE IN EXTENT: 354 (THRE HUNDRED AND FIFTY FOUR) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: Property built with building blocks under an asbestos roof; Kitchen with built-in cupboards, tile flooring; Lounge with tile flooring; 2 x Bedrooms with no cupboards and tiled flooring; Bathroom with bath, hand bason, toilet and tiled floors; Property is fenced with building blocks. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, SAMUEL MOORKROOF (IDENTITY NUMBER: 8410245219087), under his name under Deed of Transfer No. T28771/2020. The full conditions may be inspected at the offices of the Sheriff of the High Court Vredenburgat 4 Dorp Street, Vredenburg. All bidders must be FICA compliant. All bidders are required to pay a refundable registration fee of R10 000.00 in cash prior to the commencement of the auction in order to obtain a buyer's card. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: 0128174843, FAX: , E-MAIL: werasmus@lgr.co.za , REF. we/BF/ IC000775

Dated at Pretoria, 17 DECEMBER 2024.

Attorneys for Plaintiff(s): 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/IC000775. -.

AUCTION

Case No: 10057/2021 Docex 2 Tygerberg

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

In the matter between: Absa Home Loans Guarantee Company (RF) Pty Ltd (1st Plaintiff) Absa Bank Ltd(2nd Plaintiff) and Desiree Lee Walker (Def) ID9010130079080

AUCTION-NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 FEBRUARY 2025, 12:00, At the address of the premises 8 Bass Road, Zeekoevlei

Registered Owner: Desiree Lee Walker ID 9010130079080Property Auctioned: Erf 350 Zeekoevlei in the City of Cape Town Cape Division Province of the Western Cape Measuring 584 (Five Hundred and Eighty Four) square metres held By Deed of Transfer T64017/2016Situated: 8 Bass Road, ZeekoevleiComprising (but not guaranteed): Double-storey brick dwelling under tiled roof. Upstairs: 3 bedrooms, main en-suite and a family bathroom. Downstairs: open-plan lounge/dining room, kitchen, bathroom/toilet and a double garage.Zoning: Residential Date Public Auction: 10 February 2025 at 12:00 amPlace of Auction: At the address of the premises 8 Bass Road, Zeekoevlei Conditions: The sale is a sale in execution in pursuant to a judgment obtained in the above Honourable Court against the defendant for money owing to the execution creditor, and in accordance with the Consumer Protection Act 68 of 2008, as amended http://www.info.gov.za/view/Download FileAction?id=99961) The rules of the auction is available 24 hours before the auction and can be inspected at the office of the Sheriff for Wynberg South, at No 7 Electric Road, Wynberg and the auction will be conducted by Sheriff or his Deputy. Everyone that intends to bid at the auction must be acquainted therewith before the auction commerce. Registration as a buyer is pre-requisite subject to specific conditions, inter alia:a) In accordance with the Directive of the Consumer Protection Act 68 of 2008;b) FICA-legislation requirements: proof of ID and residential address; c) Payment of a Registration Fee: NONE d) Registration conditions. Advertising costs at current publication tariffs & sale costs according to court rule apply.Important: The sale will be subject to a reserve price of R1 530 000.00 to the highest registered bidder with the required legal capacity to sign the conditions of sale on the fall of the hammer and always subject to the provisions of the Consumer Protection Act, No 68 of 2008. A cash transfer equal to 10% of the purchase price is to be made immediately on the fall of the hammer and that the balance is to be guaranteed for payment against transfer.

Dated at BELLVILLE, 08 JANUARY 2025.

Attorneys for Plaintiff(s): Sandenbergh Nel Haggard, S202 Bonitas Office Park, Carl Cronje Drive Bellville. Tel: 0219199570. Fax: -. Ref: EL/L50040.

AUCTION

Case No: 8634/2023 Docex 1 Tygerberg

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

In the matter between: FirstRand Bank Limited formerly known as First National Bank of Southern Africa Limited, Plaintiff and Ms ASHME SHARON ALEXANDER - FIRST DEFENDANT; and MR RYAN RICHARD JACOBS - SECOND DEFENDANT

NOTICE OF SALE IN EXECUTION

05 FEBRUARY 2025, 10:00, MITCHELLS PLAIN SOUTH SHERIFF'S OFFICE, 48 CHURCH WAY, STRANDFONTEIN, MITCHELLS PLAIN

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the undermentioned property will be sold in execution on 5th day of February 2024 at 10:00 at MITCHELLS PLAIN SOUTH SHERIFF'S OFFICE, 48 CHURCH WAY, STRANDFONTEIN, MITCHELLS PLAIN by the Sheriff of the High Court, to the highest bidder:

ERF 51050, MITCHELLS PLAIN, situate in the City of Cape Town, Cape Division, Province of the Western Cape, in extent: 190 SQUARE METRES, held by virtue of Deed of Transfer no. T12889/2011, Street address: 16 SECOND AVENUE, TAFELSIG, MITCHELLS PLAIN.

The following additional information is furnished though in this respect nothing is guaranteed in the event of the information not being correct.

Improvements and location : A dwelling comprising: LOUNGE, KITCHEN, 2 X BEDROOMS, BATHROOM & W/C.

Reserved price: The property will be sold subject to a reserve price of R280,000.00.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 21 days from the date of sale and payable simultaneously with registration of transfer.

Auctioneer's charges: Payable by the Purchaser on the day of sale.

Conditions of sale: Same shall lie for inspection at the offices of the MITCHELL'S PLAIN SOUTH SHERIFF.

Dated at BELLVILLE, 04 DECEMBER 2024.

Attorneys for Plaintiff(s): MINDE SCHAPIRO & SMITH INC, Tyger Valley Office Park II, Bellville. Tel: 021 918-9009. Fax: 0866116156. Ref: H CROUS/SS/FIR73/4847. MINDE SCHAPIRO & SMITH INC.

AUCTION

Case No: 20478/2023

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

In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (First Plaintiff) ABSA BANK LIMITED (Second Plaintiff) and REINHARD JULIUS, Identity Number 840819 5187 08 0 (First Defendant) STACEY ARLENE JULIUS, Identity Number 900127 0141 08 7 (Second Defendant)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

05 FEBRUARY 2025, 11:00, AT THE SHERIFF'S OFFICE, UNIT B5, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER

- 1. Property: 23 24th Avenue, Elsies River
- 2. Domicile: 6 Curie Street, Extension 23, Belhar, Bellville
- 3. Residential: 23 24th Avenue, Elsies River

In execution of a judgment of the above honourable court dated 10 May 2024, the undermentioned immovable property will be sold in execution on WEDNESDAY, 5 FEBRUARY 2025 at 11:00 at the SHERIFF'S OFFICE, UNIT B5, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER, subject to a reserve price of R910.000.00.

ERF 11481 GOODWOOD , in the City of Cape Town, Division Cape, Western Cape Province; In Extent: 771 square metres, Held by Deed of Transfer No T49072/2019, ALSO KNOWN AS: 23 24th AVENUE, ELSIES RIVER

CONDITIONS OF SALE:

- 1. The sale is subject to: 1.1 The sale is conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, 68 of 2008 (as amended). 1.2 All bidders are required to present their identity documents together with their proof of residence for FICA compliance. 1.3 Payment of registration fee of R15,000.00 (refundable) in cash or bank guaranteed cheque.
- 2. One-tenth of the purchase price shall be paid immediately after the property is declared to be sold and the balance of the purchase price together with interest thereon to be paid against registration of transfer.
- 3. The following improvements have been made to the property (although nothing is guaranteed in this regard). A residential dwelling comprising out of: FREESTANDING SINGLE STOREY, PLASTERED BRICK WALLS, ASBESTOS ROOF, TILE FLOORS, LOUNGE/DINING ROOM, 3 X BEDROOMS, KITCHEN, 1 X BATHROOM, SHOWER, TOILET; OUTBUILDING: FREESTANDING SINGLE STOREY, BRICK AND PLASTERED WALLS, ASBESTOS ROOF, TILE FLOORS, OPEN PLAN LOUNGE/KITCHEN, 2 X BEDROOMS, 1 X SHOWER & TOILET, PLASTERED BRICK FENCED BOUNDARY, GENERAL RESIDENTIAL ZONING.
- 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, GOODWOOD 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, 10 JANUARY 2025.

Attorneys for Plaintiff(s): Marais Müller Hendricks Inc, 1st Floor, Tygerforum A, 53 Willie van Schoor Drive, TYGER VALLEY. Tel: (021) 943 3000. Fax: -. Ref: MJT/Yvette Smith/ZA0705. -.

AUCTION

Case No: 6940/21 Docex 7 Ggeberha

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and KHAYA ASHLEY JACK, First Defendant ZUKO ANDREW JACK, Second Defendant

NOTICE OF SALE IN EXECUTION

30 JANUARY 2025, 14:00, 26 Greenway Drive, Ridgeworth, Bellville

In pursuance of a judgment dated 11 November 2021 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff Bellville at 26 Greenway Drive, Ridgeworth, Bellville on Thursday, 30 January 2025 at 14:00, by public auction and with a reserve in the amount of R196 000.00:

ERF 2093, BELLVILLE, IN THE CITY OF CAPE TOWN, DIVISION CAPE, PROVINCE OF THE WESTERN CAPE, IN EXTENT 783 (SEVEN HUNDRED AND EIGHTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T56141/2018, SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED situated at 26 Greenway Drive, Ridgeworth, Bellville in the Magisterial District of Cape Town Magistrate's Court.

Description of Property: 2/3 Bedrooms, Kitchen, Lounge, Bathroom, Garage, Tiled Roof, and Brick Plaster Walls. The description of the property is not guaranteed or warranted.

Rules of the auction is available 24 hours before the auction and can be inspected at the Sheriff of the High Court Bellville at address being 17 Dell Street, Klipkop, Parow Valley.

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

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

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

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

Dated at Gqeberha, 10 JANUARY 2025.

Attorneys for Plaintiff(s): Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Central, Gqeberha. Tel: 041 502-7232. Fax: 041 585-2239. Ref: Reatile Semane. STA269/0772.



Case No: 17207/2022

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

In the matter between: ABSA BANK LIMITED, Execution Creditor (REGISTRATION NUMBER: 1986/004794/06), and DIANA DENISE MANEVELDT N.O. (ID NO. 711224 0198 08 1), First Execution Debtor, and DIANA DENISE MANEVELDT, Second Execution Debtor (ID NO. 711224 0198 08 1)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 JANUARY 2025, 10:00, PREMISES: 104 MARAIS MANSIONS 13 MARAIS ROAD SEA POINT

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 R1 800 000.00 will be held on THURSDAY, 30 JANUARY 2025 at 10h00 at the PREMISES: 104 MARAIS MANSIONS 13 MARAIS ROAD SEA POINT which will lie for inspection at the offices of the Sheriff for the High Court, CAPE TOWN WEST. A UNIT CONSISTING OF: 1. SECTION NO. 19 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS51/1985, IN THE SCHEME KNOWN AS MARAIS MANSIONS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT SEA POINT WEST, IN THE CITY OF CAPE TOWN OF

WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN. IS 99 (NINETY- NINE) 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. ST11162/2007 SITUATE AT 104 MARAIS MANSIONS, 13 MARAIS ROAD, SEA POINT. THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- 2 BEDROOM FLAT; 2 BATHOOMS; SITTING ROOM; KITCHEN; TOILET. GENERAL TERMS: 1. The sale in execution is conducted in terms of the Consumer Protection Act 68 of 2008 2. Registration as a buyer is a pre-requiste subject to: a) FICA legislation requirements: proof of ID and residential address; b) Registration fee payable; c) Registration conditions. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer.

Dated at CAPE TOWN, -.

Attorneys for Plaintiff(s): STRAUSS DALY INC., 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001, Tel: 021 410 2200, Fax: -, Ref: ABS34/0071. -.

AUCTION

Case No: 15159/2023

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

In the matter between: TWIZZA (PTY) LTD (2013/221184/07) - Plaintiff, Plaintiff and KHALIF'S TRANSPORT SERVICES (PTY) LTD t/a COUNTDOWN CASH & CARRY (2013/041938/07) - First Defendant NASHAAD KHALIF (740923 0199 08 1) - Second Defendant MOHAMED KHALIF (670606 7002 08 5) - Third Defendant, Defendant

AUCTION - IMMOVABLE PROPERTY (RULE 46)

28 JANUARY 2025, 10:00, 21 GOUSBLOM STREET, WOLSELEY, WESTERN CAPE

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The immovable property described below ("The Property") will be put up for auction on 2 December 2024 at 21 Gousblom Street, Wolseley, Western Cape:

ERF 766 WOLSELEY

IN THE WITZENBERG MUNICIPALITY

TULBAGH DIVISION

PROVINCE OF THE WESTERN CAPE

HELD BY DEED OF TRANSFER NO. T23383/2004 (CTN)

SUBJECT to the terms and conditions mentioned or referred to therein.

The Property is zoned: Residential

The Property is situated at 21 Gousblom Street, Wolseley, Western Cape and consists of one bedroom and one bathroom.

THE SALE SHALL BE CONDUCTED ON THE FOLLOWING CONDITIONS:-

- 1. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court and all other applicable law.
- 2. The Property shall be sold by the sheriff of Mooreesburg/Hopefield, Acting Piketberg, to the highest bidder without reserve/subject to a reserve price of

- 3. The sale shall be for South African Rands and no bid of less than R1 000.00 shall be accepted.
 - 4. If any dispute arises about any bid the Property may again be put up for auction.
- 5(a). If the sheriff makes any mistake in selling, such mistake shall not be binding on any of the parties, but may be rectified.
- 5(b). If the sheriff suspects that a bidder is unable to pay either the deposit referred to in condition 7 or the balance of the purchase price, the sheriff may refuse to accept the bid of such bidder, or accept it provisionally until the bidder satisfies the sheriff that such bidder is able to pay the deposit and the balance of the purchase price.
- 5(c). On the refusal of a bid under circumstances referred to in condition 5(b), the property may immediately be put up for auction again.
- 6(a). The purchaser shall, as soon as possible after the sale, and immediately on being requested by the sheriff, sign these conditions of sale.
- 6(b). If the purchaser purchases in a representative capacity, the purchaser shall disclose the name of the principal or person on whose behalf the property is being purchased.
- 6(c). The purchaser shall not be entitled to nominate a third party to obtain transfer of the property in his/her/its stead. This clause may not be overruled by adding the words "or nominee" or similar wording to the signature of the purchaser or anywhere else.
- 7(a). 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.
- 7(b). 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. Should the purchaser fail to furnish the sheriff with a bank guarantee within 21 (twenty-one) days after the date of sale, the sheriff may in his/her sole discretion grant the purchaser a 5 (five) day extension within which to provide the required bank guarantee.
- 8(a). If the purchaser fails to carry out any obligation due by the purchaser under these conditions of sale, the sale may be cancelled by a judge summarily on the report of the sheriff after due notice to the purchaser, and the property may again be put up for sale;
- 8(b). In the event of the circumstances in paragraph 8(a) occurring, the purchaser shall be responsible for any loss sustained by reason of such default, which loss may, on the application of any aggrieved creditor whose name appears on the sheriff's distribution account, be recovered from the purchaser under judgment of a judge pronounced on a written report by the sheriff, after such purchaser has been given notice in writing that such report will be laid before the judge for such purpose.
- 8(c). If the purchaser is already in possession of the Property, the sheriff may, on notice to affected parties, apply to a judge for an order evicting the purchaser or any person claiming to occupy the Property through the purchaser or otherwise occupying the property.
- 8(d). In the event of the sale being cancelled as aforesaid the deposit shall be retained by the Sheriff in trust for such period that is stipulated in the judgment in terms of Rule 46(11) or if no such period is stipulated therein then until such time that the Property has been sold to a third party and the execution creditor's damages have been quantified and judgment has been granted in respect thereof.
- 9(a). The purchaser shall immediately on demand pay the sheriff's commission calculated as follows:
 - (i) 6% on the first R100 000.00;
 - (ii) 3.5% on R100 001.00 to R400 000.00, and
 - (iii) 1.5% on the balance of the proceeds of the sale,
- subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).
- 9(b). The purchaser shall be liable for and pay, within 10 days of being requested to do so by the appointed conveyancer, the following:
- (i) All amounts due to the municipality servicing the property, in terms of the Local Government Municipal Systems Act, 2000 (Act No. 32 of 2000), for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties that may be due to a municipality;
- (ii) Where applicable, all levies due to a body corporate in terms of the Sectional Titles Act, 1986 (Act No. 95 of 1986) or amounts due to a home owners or other association which renders services to the property; and
- (iii) The costs of transfer, including conveyancing fees, transfer duty and any other amount necessary for the passing of transfer to the purchaser.

- 9(c). The purchaser shall immediately upon demand furnish the conveyancer with all information and documents necessary to enable him or her to comply with the Financial Intelligence Centre Act, 2001 (Act No. 38 of 2001) and draft all necessary documentation. Further, the purchaser shall within 5 (five) days of being requested to do so by the conveyancer sign all necessary documentation in order for the conveyancer to attend to the registration of transfer of the Property.
- 9(d) . The purchaser shall at his/her own cost obtain a valid electrical installations certificate of compliance and test report, in the prescribed form, as required in the Electrical Installation Regulations, 2009 and an electric fence system certificate of compliance in the prescribed form as required in the Electrical Machinery Regulations, 2011 issued in terms of the Occupational Health and Safety Act, 1993. The purchaser agrees that this undertaking relieves the sheriff and the execution creditor from any duty that may be imposed upon either or both of them in terms of Section 10 of the Occupational Health and Safety Act, 1993. The purchaser accordingly agrees that there is no obligation on the sheriff or execution creditor to furnish the said electrical installations certificate of compliance and test report.
- 9(e). If required, the purchaser shall at his/her/its own cost obtain a valid Entomologist's certificate.
- 9(f). If required, the purchaser shall at his/her/its own cost obtain a valid gas installation and plumbing certificate of compliance and test report.
- 10(a) 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).
- 10(b) 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. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1 st of each month until date registration of transfer. The purchaser shall pay the occupational rental on due date into the following account:

Name: Maurice Shadiack Attorneys

Bank: Absa Account number: 4026676398

Branch: 334420

- 10(c). Upon the purchaser taking possession, the Property shall be at the risk and profit of the purchaser.
- 10(d). The execution creditor and the sheriff give no warranty that the purchaser shall be able to obtain personal and/or vacant occupation of the Property or that the Property is unoccupied.
- 10(e). The purchaser shall be solely responsible for ejecting any person or other occupier claiming occupation, including a tenant, at the purchaser's cost. No obligation to do so shall vest in the sheriff and/or the execution creditor.
- 11(a). The purchaser shall be entitled to obtain transfer forthwith upon payment of the whole purchase price and compliance with condition 9, alternatively transfer shall be passed only after the purchaser has complied with the provisions of conditions 7 and 9 hereof.
- 11(b). If the transfer is delayed by the purchaser, the purchaser shall be liable for interest at 2% (two percent) per month, compounded daily, on the purchase price, as from the date of the delay.
- 12(a). The sheriff may demand that any improvements to the Property sold shall be immediately insured by the purchaser for their full value, proof of insurance given to the sheriff and such insurance policy kept in force until transfer is registered.
- 12(b). Should the purchaser fail to comply with the obligations in 12(a) the sheriff may effect the necessary insurance, on behalf of the purchaser, the cost of which insurance shall be for the purchaser's account.
- 13(a). The Property is sold as represented in the title deeds and diagram (and) or sectional plan, subject to all servitudes and conditions of establishment, whichever applies to the Property.
- 13(b). The Sheriff shall not be liable for any deficiency that may be found to exist in the Property.
- 14. The execution creditor shall appoint the conveyancer to effect transfer of the property to the purchaser. Provided that the sheriff shall be entitled to appoint a new conveyancer should the conveyancer appointed by the execution creditor not proceed timeously or satisfactorily with the transfer.
 - 15. The conveyancer's details are as follows:

15.1 Name: Maurice Shadiack

15.2 Name of Firm: Maurice Shadiack Attorneys

15.3 Tel: 045 839 2027

- 15.4 Email: maurice@mshadiack.co.za
- 16.1.1 Insofar as the property is let to tenants and the Sheriff is aware of the existence of such tenancy then:
- 16.1.1.1 if that lease was concluded before the execution creditor's mortgage bond was registered, then the Property shall be sold subject to such tenancy;
- 16.1.1.2. if the lease was concluded after the execution creditor's mortgage bond was registered, the property shall be offered first subject to the lease and if the selling price does not cover the amount owing to the execution creditor as reflected on the Warrant of execution plus interest as per Writ, then the property shall be offered immediately thereafter free of the lease.
 - 16.2. The Property is furthermore sold subject to any lien or liens in respect thereof.
- 17. In the event of there being more than one purchaser, they will be jointly and severally liable in terms hereof.

Dated at CAPE TOWN. 11 NOVEMBER 2024.

Attorneys for Plaintiff(s): MAURICE SHADIACK ATTORNEY C/O VANDERSPUY CAPE TOWN INC, 22 - 24 ROBINSON ROAD, QUEENSTOWN, EASTERN CAPE C/O 1ST FLOOR, 56 SHORTMARKET STREET, CAPE TOWN, WESTERN CAPE. Tel: 045-8392027 / 021 419 3622. Fax: -. Ref: TWI3/0707. -.

AUCTION

Case No: 11089/2023

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff (Registration No: 1962/000738/06), Plaintiff and LINSAY LUCILLE MCKECHNIE Defendant (ID NO. 870330 0106 08 6)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

28 JANUARY 2025, 14:00, PREMISES: 11 GEELHOUT ROAD BELHAR BELLVILLE

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Western Cape Division, Cape Town) in the abovementioned suit, a sale with a reserve price of R1 123 000.00 will be held on TUESDAY, 28 JANUARY 2025 at 14h00 at PREMISES: 11 GEELHOUT ROAD BELHAR BELLVILLE The Conditions of Sale will lie for inspection at the offices of the Sheriff for the High Court, BELLVILLE. ERF 19918 BELLVILLE, SITUATED IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE, IN THE EXTENT 510 (FIVE HUNDRED AND TEN) SQUARE METRES; SITUATE AT 11 GEELHOUT ROAD, BELHAR, 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 X BEDROOMS, BATHROOM/ TOILET, SINGLE GARAGE ADDITIONAL IMPROVEMENTS: BURGLAR BARS, SAFETY GATES, CARPORT, WALL FENCE, VIBERCRETE FENCE GENERAL TERMS: 1. The sale in execution is conducted in terms of the Consumer Protection Act 68 of 2008 2. Registration as a buyer is a prerequiste subject to: a) FICA legislation requirements: proof of ID and residential address; b) Registration fee payable; c) Registration conditions. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer.

Dated at CAPE TOWN, -.

Attorneys for Plaintiff(s): STRAUSS DALY INC. T. STRAUSS, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Tel: 021 410 2200. Fax: -. Ref: STA801/1182. -.

AUCTION

Case No: 2144/2024

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff (Registration No: 1962/000738/06), and DAANTJIE MARS, First Defendant (ID NO. 460923 5091 08 3); and DENISE ANN MARS, Second Defendant (ID NO. 660505 0126 08 5)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

29 JANUARY 2025, 11:00, SHERIFFS OFFICE: UNIT 15 BP ROAD MONTAGUE GARDENS

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 R1 080 000.00 will be held on WEDNESDAY, 29 JANUARY 2025 at 11h00 at the SHERIFFS OFFICE: UNIT 15 BP ROAD MONTAGUE GARDENS The Conditions of Sale will lie for inspection at the offices of the Sheriff for the High Court. CAPE TOWN EAST. ERF 3092 MONTAGUE GARDENS; SITUATE IN THE CITY OF CAPE TOWN; CAPE DIVISION; PROVINCE OF THE WESTERN CAPE; IN EXTENT: 250 (TWO HUNDRED AND FIFTY) SQUARE METRES; SITUATE AT 44 GREEN WAY, MONTAGUE GARDENS. THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed: - CONCRETE BLOCK BUILDING, CLAY TILES, LOUNGE, DINING ROOM, KITCHEN, 3 X BEDROOMS, BATHROOM, GARAGE. GENERAL TERMS: 1. The sale in execution is conducted in terms of the Consumer Protection Act 68 of 2008 2. Registration as a buyer is a pre-requiste subject to: a) FICA legislation requirements: proof of ID and residential address; b) Registration fee payable; c) Registration conditions. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer.

Dated at CAPE TOWN, -.

Attorneys for Plaintiff(s): STRAUSS DALY INC. T. STRAUSS, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Tel: 021 410 2200. Fax: 086 5100 157. Ref: STA801/1228. -.

AUCTION

Case No: 1046/2023 Docex 2 Tygerberg

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

In the matter between: Absa Bank Limited (Plaintiff), Plaintiff and Martin Wietsche Van Der Westhuizen (Def) ID720509 5076 087, Defendant

AUCTION-NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

12 FEBRUARY 2025, 10:00, At the Office of the Sheriff being 69 Durban Street, Worcester

Registered Owner: Martin Wietsche Van Der Westhuizen ID 720509 5076 087 Property Auctioned: Erf 16101 Worcester in the Breedevallei Municipality Worcester Division Province of the Western Cape Measuring 580 (Five hundred and Eighty) square metres held By Deed of Transfer T72913/2007 Situated: 4 Ann Crescent, Worcester Comprising (but not guaranteed): Single storey freestanding brick house, fenced with precast walls on the sides and palisade in the front, lounge, 3 bedrooms, kitchen and 2 bathrooms (one with shower and toilet and one with bath and toilet). Outbuilding consist of a workshop Zoning: Residential Date Public Auction: 12 February 2025 at 10:00am Place of Auction: At the Office of the Sheriff being 69 Durban Street, Worcester Conditions: The sale is a sale in execution in pursuant to a judgment obtained in the above Honourable Court against the defendant for money owing to the execution creditor, and in accordance with the Consumer Protection Act 68 of 2008, as amended http://www.info.gov.za/view/Download FileAction?id=99961) The rules of the auction is available 24 hours before the auction and can be inspected at the office of the Sheriff for Worcester, at the above mentioned address, and the auction will be conducted by the Sheriff or her Deputy. Everyone that intends to bid at the auction must be acquainted therewith before the auction commerce. Registration as a buyer is pre-requisite subject to specific conditions, inter alia:a) In accordance with the Directive of the Consumer Protection Act 68 of 2008;b) FICA-legislation requirements: proof of ID and residential address; c) Payment of a Registration Fee: NONE d) Registration conditions. Advertising costs at current publication tariffs & sale costs according to court rule apply.Important: The sale will be subject to a reserve price of R810 000.00 to the highest registered bidder with the required legal capacity to sign the conditions of sale on the fall of the hammer and always subject to the provisions of the Consumer Protection Act, No 68 of 2008. A cash transfer equal to 10% of the purchase price is to be made immediately on the fall of the hammer and that the balance is to be guaranteed for payment against transfer.

Dated at BELLVILLE, 10 JANUARY 2025.

Attorneys for Plaintiff(s): Sandenbergh Nel Haggard, S202 Bonitas Office Park, Carl Cronje Drive Bellville. Tel: 0219199570. Fax: -. Ref: EL/E41188. -.

AUCTION

Case No: 6718/2023 DX 136, PRETORIA

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration Number: 2006/021576/07), Plaintiff and RUSTUM MALLY, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

03 FEBRUARY 2025, 13:30, 106A DABCHICK ROAD, ZEEKOEVLEI

In terms of a judgement granted on 4 OCTOBER 2023, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on MONDAY, 3 FEBRUARY 2025 at 13h30 in the afternoon by the SHERIFF OF THE HIGH COURT, WYNBERG SOUTH and will take place at 106A DABCHICK ROAD, ZEEKOEVLEI, to the highest bidder subject to a reserve of R1 900 000.00 (ONE MILLION NINE HUNDRED THOUSAND RAND).

DESCRIPTION OF PROPERTY: ERF 2028, ZEEKOEVLEI IN THE CITY OF CAPE TOWN THE PROVINCE OF WESTERN CAPE, IN EXTENT: 324 (THREE HUNDRED AND TWENTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER T3846/2020.

Street address: 106A Dabchick Road, Zeekoevlei.

IMPROVEMENTS: A DOUBLE-STOREY DWELLING UNDER TILED TILED ROOF - UPSTAIRS: 4×10^{10} x Bedrooms - Main En-Suite and Family Bathroom. DOWNSTAIRS: Open-plan Kitchen / Living Room, Bathroom / Toilet and Single Garage 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".

Zoning: Residential.

Magisterial District: WYNBERG.

- 1. TERMS The purchase price shall be paid as follows:
- 1.1 A deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank

guaranteed cheque at the date of the sale;

- 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale.
- 1. CONDITIONS: The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SOUTH WYNBERG, 7 ELECTRIC ROAD, WYNBERG.

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

- (a) Directive of the Consumer Protection Act 68 of 2008
- (URL http://www.infp.gov.za/view/DownloadFileAction?id=99961).
- (b) Fica-Legislation, proof of identity and address and particulars.
- (c) No registration fee payable.
- (d) Registration Conditions.

The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 30 DECEMBER 2024.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Tel: (012) 321-1008. Fax: (012) 346-2239. Ref: FORECLOSURES / MAT9171 / TH. -.

AUCTION

Case No: 11648/2023

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

In the matter between: ABSA BANK LIMITED (Registration No: 1986/004794/06), Execution Creditor and SIMTHANDILE MARIETTA FIHLA N.O. (ID NO. 710624 5227 08 5), Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY - VREDENBURG

28 JANUARY 2025, 10:00, SHERIFF'S OFFICE VREDENBURG: 4 DORP STREET VREDENBURG

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Western Cape Division, Cape Town) in the above-mentioned suit, a sale subject to a reserve price of R500 000.00 will be held on TUESDAY, 28 JANUARY 2025 at 10h00 at the SHERIFF'S OFFICE VREDENBURG: 4 DORP STREET, VREDENBURG.

The conditions of sale will lie for inspection at the offices of the Sheriff for the High Court, VREDENBURG. ERF 7728 VREDENBURG, IN THE MUNICIPALITY OF SALDANHA BAY, MALMESBURY DIVISION, PROVINCE EASTERN CAPE. IN EXTENT: 513 (FIVE HUNDRED AND THIRTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T41100/2005; SITUATE AT 10 BORONIA STREET, VREDENBURG.

THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED).

The following information is furnished re the improvements, though in this respect nothing is guaranteed:- RESIDENTIAL PROPERTY WITH BUILDING BLOCKS UNDER AN ASBESTOS ROOF COMPRISING OF: KITCHEN WITH BUILT-IN CUPBOARDS, TILE FLOORING; 3 BEDROOMS: NO BUILT-IN CUPBOARDS, TILE FLOORING; BATHROOM: BATH, SHOWER, TILE FLOORING; GUEST TOILET WITH HAND BASIN, TILE FLOORING; THE PROPERTY IS FENCED WITH CEMENT SLABS.

GENERAL TERMS:

- 1. The sale in execution is conducted in terms of the Consumer Protection Act 68 of 2008;
- 2. Registration as a buyer is a pre-requiste subject to:
- a) FICA legislation requirements: proof of ID and residential address;
- b) Registration fee payable;
- c) Registration conditions.

TERMS:

- 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale.
- 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent

on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser.

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

Dated at CAPE TOWN. -.

Attorneys for Plaintiff(s): STRAUSS DALY INC., 13th floor, Touchstone House, 7 Bree Street, Cape Town, 8001. Tel: 021 410-2200. Fax: -. Ref: ABS34/0125. -.

AUCTION

Case No: 15159/2023

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

In the matter between: TWIZZA (PTY) LTD (2013/221184/07) - Plaintiff and KHALIF'S TRANSPORT SERVICES (PTY) LTD t/a COUNTDOWN CASH & CARRY (2013/041938/07) - First Defendant; NASHAAD KHALIF (740923 0199 08 1) - Second Defendant; MOHAMED KHALIF (670606 7002 08 5) - Third Defendant

AUCTION - IMMOVABLE PROPERTY (RULE 46)

28 JANUARY 2025, 10:00, 21 GOUSBLOM STREET, WOLSELEY, WESTERN CAPE

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE: The immovable property described below ("The Property") will be put up for auction on 28 January 2025 at 21 Gousblom Street, Wolseley, Western Cape:

ERF 766, WOLSELEY, IN THE WITZENBERG MUNICIPALITY, TULBAGH DIVISION, PROVINCE OF THE WESTERN CAPE, HELD BY DEED OF TRANSFER NO. T23383/2004 (CTN), SUBJECT to the terms and conditions mentioned or referred to therein.

The Property is zoned: Residential.

The Property is situated at 21 Gousblom Street, Wolseley, Western Cape and consists of one bedroom and one bathroom.

THE SALE SHALL BE CONDUCTED ON THE FOLLOWING CONDITIONS:-

- 1. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court and all other applicable law.
- 2. The Property shall be sold by the sheriff of Mooreesburg/Hopefield, Acting Piketberg, to the highest bidder subject to a reserve price of R600 000.00.
 - 3. The sale shall be for South African Rands and no bid of less than R1 000.00 shall be accepted.
 - 4. If any dispute arises about any bid the Property may again be put up for auction.
- 5(a). If the sheriff makes any mistake in selling, such mistake shall not be binding on any of the parties, but may be rectified.
- 5(b). If the sheriff suspects that a bidder is unable to pay either the deposit referred to in condition 7 or the balance of the purchase price, the sheriff may refuse to accept the bid of such bidder, or accept it provisionally until the bidder satisfies the sheriff that such bidder is able to pay the deposit and the balance of the purchase price.
- 5(c). On the refusal of a bid under circumstances referred to in condition 5(b), the property may immediately be put up for auction again.
- 6(a). The purchaser shall, as soon as possible after the sale, and immediately on being requested by the sheriff, sign these conditions of sale.
- 6(b). If the purchaser purchases in a representative capacity, the purchaser shall disclose the name of the principal or person on whose behalf the property is being purchased.
- 6(c). The purchaser shall not be entitled to nominate a third party to obtain transfer of the property in his/her/its stead. This clause may not be overruled by adding the words "or nominee" or similar wording to the signature of the purchaser or anywhere else.
- 7(a). 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.

- 7(b). 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. Should the purchaser fail to furnish the sheriff with a bank guarantee within 21 (twenty-one) days after the date of sale, the sheriff may in his/her sole discretion grant the purchaser a 5 (five) day extension within which to provide the required bank guarantee.
- 8(a). If the purchaser fails to carry out any obligation due by the purchaser under these conditions of sale, the sale may be cancelled by a judge summarily on the report of the sheriff after due notice to the purchaser, and the property may again be put up for sale.
- 8(b). In the event of the circumstances in paragraph 8(a) occurring, the purchaser shall be responsible for any loss sustained by reason of such default, which loss may, on the application of any aggrieved creditor whose name appears on the sheriff's distribution account, be recovered from the purchaser under judgment of a judge pronounced on a written report by the sheriff, after such purchaser has been given notice in writing that such report will be laid before the judge for such purpose.
- 8(c). If the purchaser is already in possession of the Property, the sheriff may, on notice to affected parties, apply to a judge for an order evicting the purchaser or any person claiming to occupy the Property through the purchaser or otherwise occupying the property.
- 8(d). In the event of the sale being cancelled as aforesaid the deposit shall be retained by the Sheriff in trust for such period that is stipulated in the judgment in terms of Rule 46(11) or if no such period is stipulated therein then until such time that the Property has been sold to a third party and the execution creditor's damages have been quantified and judgment has been granted in respect thereof.
- 9(a). The purchaser shall immediately on demand pay the sheriff's commission calculated as follows:
 - (i) 6% on the first R100 000.00:
 - (ii) 3.5% on R100 001.00 to R400 000.00, and
- (iii) 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).
- 9(b). The purchaser shall be liable for and pay, within 10 days of being requested to do so by the appointed conveyancer, the following:
- (i) All amounts due to the municipality servicing the property, in terms of the Local Government Municipal Systems Act, 2000 (Act No. 32 of 2000), for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties that may be due to a municipality;
- (ii) Where applicable, all levies due to a body corporate in terms of the Sectional Titles Act, 1986 (Act No. 95 of 1986) or amounts due to a home owners or other association which renders services to the property; and
- (iii) The costs of transfer, including conveyancing fees, transfer duty and any other amount necessary for the passing of transfer to the purchaser.
- 9(c). The purchaser shall immediately upon demand furnish the conveyancer with all information and documents necessary to enable him or her to comply with the Financial Intelligence Centre Act, 2001 (Act No. 38 of 2001) and draft all necessary documentation. Further, the purchaser shall within 5 (five) days of being requested to do so by the conveyancer sign all necessary documentation in order for the conveyancer to attend to the registration of transfer of the Property.
- 9(d). The purchaser shall at his/her own cost obtain a valid electrical installations certificate of compliance and test report, in the prescribed form, as required in the Electrical Installation Regulations, 2009 and an electric fence system certificate of compliance in the prescribed form as required in the Electrical Machinery Regulations, 2011 issued in terms of the Occupational Health and Safety Act, 1993. The purchaser agrees that this undertaking relieves the sheriff and the execution creditor from any duty that may be imposed upon either or both of them in terms of Section 10 of the Occupational Health and Safety Act, 1993. The purchaser accordingly agrees that there is no obligation on the sheriff or execution creditor to furnish the said electrical installations certificate of compliance and test report.
- 9(e). If required, the purchaser shall at his/her/its own cost obtain a valid Entomologist's certificate.
- 9(f). If required, the purchaser shall at his/her/its own cost obtain a valid gas installation and plumbing certificate of compliance and test report.
- 10(a). 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).
- 10(b). 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. Pro-rata

occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1 st of each month until date registration of transfer. The purchaser shall pay the occupational rental on due date into the following account: Name: Maurice Shadiack Attorneys. Bank: Absa. Account number: 4026676398. Branch: 334420.

- 10(c). Upon the purchaser taking possession, the Property shall be at the risk and profit of the purchaser.
- 10(d). The execution creditor and the sheriff give no warranty that the purchaser shall be able to obtain personal and/or vacant occupation of the Property or that the Property is unoccupied.
- 10(e). The purchaser shall be solely responsible for ejecting any person or other occupier claiming occupation, including a tenant, at the purchaser's cost. No obligation to do so shall vest in the sheriff and/or the execution creditor.
- 11(a). The purchaser shall be entitled to obtain transfer forthwith upon payment of the whole purchase price and compliance with condition 9, alternatively transfer shall be passed only after the purchaser has complied with the provisions of conditions 7 and 9 hereof.
- 11(b). If the transfer is delayed by the purchaser, the purchaser shall be liable for interest at 2% (two percent) per month, compounded daily, on the purchase price, as from the date of the delay.
- 12(a). The sheriff may demand that any improvements to the Property sold shall be immediately insured by the purchaser for their full value, proof of insurance given to the sheriff and such insurance policy kept in force until transfer is registered.
- 12(b). Should the purchaser fail to comply with the obligations in 12(a) the sheriff may effect the necessary insurance, on behalf of the purchaser, the cost of which insurance shall be for the purchaser's account.
- 13(a). The Property is sold as represented in the title deeds and diagram (and) or sectional plan, subject to all servitudes and conditions of establishment, whichever applies to the Property.
 - 13(b). The Sheriff shall not be liable for any deficiency that may be found to exist in the Property.
- 14. The execution creditor shall appoint the conveyancer to effect transfer of the property to the purchaser. Provided that the sheriff shall be entitled to appoint a new conveyancer should the conveyancer appointed by the execution creditor not proceed timeously or satisfactorily with the transfer
 - 15. The conveyancer's details are as follows:
 - 15.1 Name: Maurice Shadiack. Attorneys.
 - 15.3 Tel: 045 839-2027.
 - 15.4 E-mail: maurice@mshadiack.co.za.
- 16.1.1 Insofar as the property is let to tenants and the Sheriff is aware of the existence of such tenancy then:
- 16.1.1.1 If that lease was concluded before the execution creditor's mortgage bond was registered, then the Property shall be sold subject to such tenancy;
- 16.1.1.2. If the lease was concluded after the execution creditor's mortgage bond was registered, the property shall be offered first subject to the lease and if the selling price does not cover the amount owing to the execution creditor as reflected on the Warrant of execution plus interest as per Writ, then the property shall be offered immediately thereafter free of the lease.
 - 16.2. The Property is furthermore sold subject to any lien or liens in respect thereof.
- 17. In the event of there being more than one purchaser, they will be jointly and severally liable in terms hereof.

Dated at CAPE TOWN, 10 JANUARY 2025.

Attorneys for Plaintiff(s): MAURICE SHADIACK ATTORNEY, C/O VANDERSPUY CAPE TOWN INC, 22 - 24 ROBINSON ROAD, QUEENSTOWN, EASTERN CAPE; C/O 1ST FLOOR, 56 SHORTMARKET STREET, CAPE TOWN, WESTERN CAPE. Tel: 045 839-2027 / 021 419-3622. Fax: -. Ref: TWI3/0707. -.

AUCTION

Case No: 17419/2023

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff), and ABDURAHMAN GABIER, Identity Number 690723 5104 08 0 (First Defendant); and FARRUKHNAZ GABIER, Identity Number 711026 0005 08 7 (Second Defendant)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

03 FEBRUARY 2025, 11:00, AT THE PREMISES BEING 15 ROXANA ROAD, MOWBRAY

- 1. Property: 15 Roxana Road, Mowbray.
- 2. Domicile: 144 Rochester Road, Observatory.

In execution of a judgment of the above Honourable Court dated 8 August 2024, the undermentioned immovable property will be sold in execution on Monday, 3 February 2025 at 11:00 at the Premises being 15 Roxana Road, Mowbray.

ERF 29391, Cape Town , Situate in the City of Cape Town, Cape Division, Province of the Western Cape; In Extent: 754 square metres, Held by Deed of Transfer No T69960/2008, ALSO KNOWN AS: 15 Roxana Road, Mowbray.

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: Plastered 2-storey dwelling, tiled roof, 6x bedrooms, 6x bathrooms, open-plan kitchen and dining room, double garage, swimming pool, fenced with a wall, built in cupboards, burglar bars, safety gates and alarm system.
- 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, Wynberg North 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 R3 290 000.00.

Dated at Tyger Valley, 11 NOVEMBER 2024.

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

AUCTION

Case No: 2235/2018 Docex 2 Tygerberg

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

In the matter between: Absa Bank Ltd(Plaintiff), Plaintiff, and Grant Anthony Hartenberg (1st Def), ID7309155046087; and Portia Hartenberg (2nd Def) ID7304150025087, Defendants

AUCTION-NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

28 JANUARY 2025, 11:00, At the Office of the Sheriff being Unit B5 Coleman Business Park, Coleman Street, Elsies River

Registered Owners: Grant Anthony Hartenberg ID 7309155046087 and Portia Hartenberg ID 7304150025087Property Auctioned: Erf 26514 Goodwood in the City of Cape Town Cape Division Province of the Western Cape Measuring 600 (Six Hundred) square metres held By Deed of Transfer T3640/2006Situated: 3 Castle Crescent, Tygerdal, GoodwoodComprising (but not guaranteed): Free standing single storey with brick walls and a tiled roof consisting of a lounge with laminated flooring, 4 bedrooms (1 room with carpet floors, 2 rooms with laminated floors and 1 room with tiles), 2 kitchens (1 open plan with laminated floor and 1 with tiled floor), 2 bathrooms, 1 shower, 2 toilets, 2 garages and a concrete fenced boundaryZoning: Residential Date Public Auction: 28 January 2025 at 11:00 amPlace of Auction: At the Office of the Sheriff being Unit B5 Coleman Business Park, Coleman Street, Elsies RiverConditions: The sale is a sale in execution in pursuant to a judgment obtained in the above Honourable Court against the defendant for money owing to the execution creditor, and in accordance with the Consumer Protection Act 68 of 2008, as amended http://www.info.gov.za/view/Download FileAction?id=99961) The rules of the auction is available 24 hours before the auction and can be inspected at the office of the Sheriff for Goodwood Area 1 at the above mentioned address and the auction will be conducted by the Sheriff Mr F Van Greunen or his Deputy. Everyone that intends to bid

at the auction must be acquainted therewith before the auction commerce. Registration as a buyer is pre-requisite subject to specific conditions, inter alia:a) In accordance with the Directive of the Consumer Protection Act 68 of 2008;b) FICA-legislation requirements: proof of ID and residential address; c) Payment of a Registration Fee:R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card d) Registration conditions. Advertising costs at current publication tariffs & sale costs according to court rule apply.Important: The sale will be subject to a reserve price of R1 400 000.00 to the highest registered bidder with the required legal capacity to sign the conditions of sale on the fall of the hammer and always subject to the provisions of the Consumer Protection Act, No 68 of 2008. A cash transfer equal to 10% of the purchase price is to be made immediately on the fall of the hammer and that the balance is to be guaranteed for payment against transfer.

Dated at BELLVILLE, 10 JANUARY 2025.

Attorneys for Plaintiff(s): Sandenbergh Nel Haggard, S202 Bonitas Office Park, Carl Cronje Drive Bellville. Tel: 0219199570. Fax: -. Ref: EL/E05411. -.

PAUC

PUBLIC AUCTIONS, SALES AND TENDERS OPENBARE VEILINGS, VERKOPE EN TENDERS

GAUTENG

VENDITOR AUCTIONEERS CHARLES MOTHOBISO

(Master's Reference: T602/2024)

INSOLVENT ESTATE AUCTION

2025-01-29, 11:00, UNIT 11 DOOR 102 ULTRAMAR, 152 FRANCIS BAARD STREET, PRETORIA

71 SQM FIRST FLOOR UNIT.

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD, 012 403-8360, 012 403-8360, www.venditor.co.za, monique@venditor.co.za, Ref: 15666.

VENDITOR AUCTIONEERS TA MATAMELA

(Master's Reference: T1531/2023)

INSOLVENT ESTATE AUCTION

2025-01-29, 12:00, UNIT 35 DOOR 308 HEIMAR, 163 RISSIK STREET, SUNNYSIDE

48 SQM UNIT

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD, 012 403-8360, 012 403-8360, www.venditor.co.za, monique@venditor.co.za, Ref: 15602.

VENDITOR AUCTIONEERS BUSISIWE KHUMALO

(Master's Reference: T1083/22)

INSOLVENT ESTATE AUCTION

2025-01-29, 11:30, UNIT 19 DOOR 209 KLINKENBERG GARDENS, VISAGIE STREET, PRETORIA

46 SQM UNIT

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD, 012 403-8360, 012 403-8360, www.venditor.co.za, monique@venditor.co.za, Ref: 15699.

LIMPOPO

Bidders Choice (Pty) Ltd Insolvent Estate IM Osman

(Master's Reference: L09/2018)

Insolvent Estate Online Auction ± 1696m² Business / Commercial Property - Mahwereleng-A, Mogalakwena

2025-02-12, 11:00, Online - www.bidderschoice.co.za

Erf Extent: ± 1696m²

4 x Global Petroleum Pumps (no lease agreement in place)

Terms & Conditions: R20 000 refundable registration fee |FICA docs|10% Deposit & 8% Buyers Comm plus VAT payable on the fall of the hammer. 0861 44 42 42, Corner of Atterbury Road & Jollify Main Road, Mooikloof Office Park West, Building 12, Pretoria, 0861444242, -, www.bidderschoice.co.za, helen@bidderschoice.co.za, Ref: Mahwereleng-A.

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