

Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA REPUBLIEK VAN SUID-AFRIKA

Vol. 717 Pretoria, 28 March Maart 2025 No. 52395

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

AUCTION

Case No: 2021/20161 DOCEX 125. IHB

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

In the matter between: Absa Bank Limited, First Plaintiff and Absa Home Loans Guarantee Company (Rf) Pty Ltd, Second Plaintiff and Mirriam Mathoto Thebe, Defendant

NOTICE OF SALE IN EXECUTION

15 APRIL 2025, 10:00, 61 Van Riebeeck Avenue, Alberton

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 15 JULY 2024 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of JOHANNESBURG SOUTH on 15 APRIL 2025 at 10:00 at 61 VAN RIEBEECK AVENUE, ALBERTON, to the highest bidder, subject to a reserve price of R674 000.00:

CERTAIN: ERF 460 REGENTS PARK ESTATE TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG;

MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES;

HELD: Under Deed of Transfer T45702/2018;

SITUATE AT: 9 BERTHA STREET, REGENTS PARK ESTATE, JOHANNESBURG;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

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

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF JOHANNESBURG SOUTH, 24 VORSTER AVENUE, GLENANDA, JOHANNESBURG. The office of SHERIFF JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A. THOMAS and/or P. ORA and/or A. IEGELS. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

and CPA.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF JOHANNESBURG SOUTH, 24 VORSTER AVENUE, GLENANDA, JOHANNESBURG, during normal office hours Monday to Friday, Tel: 011 680 0352, 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/MAT36799).

Dated at JOHANNESBURG, 21 FEBRUARY 2025.

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/MAT36799. -.

AUCTION

Case No: B3916/2023 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 SEFOFANE SHABALALA, Defendant

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, THE SHERIFF'S OFFICE, VEREENIGING: 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING

In pursuance of a judgment granted by this Honourable Court on 12 DECEMBER 2023, a Warrant of Execution issued on 15 JANUARY 2024, and an Order in terms of Rule 46A(9)(c) granted on 25 NOVEMBER 2024, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R275 985.09, by the Sheriff of the High Court VEREENIGING, to the highest bidder.

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

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

ERF 2156 SAVANNA CITY EXTENSION 1 TOWNSHIP

REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG

MEASURING 214 (TWO HUNDRED AND FOURTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T67217/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 2156 ARCADIA ROAD, SAVANNA CITY EXTENSION 1, WALKERVILLE, GAUTENG)

MAGISTERIAL DISTRICT: MIDVAAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

A DWELLING HOUSE WITH TILED ROOF, 2 BEDROOMS, KITCHEN, LOUNGE, TOILET / BATHROOM

Dated at PRETORIA, 20 JANUARY 2025.

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: G13279/DBS/N FOORD/CEM. -.

AUCTION

Case No: 2023-051481 DOCEX 125, JHB

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

In the matter between: Absa Bank Limited, First Plaintiff, Absa Home Loans Guarantee Company (Rf) Pty Ltd, Second Plaintiff, Plaintiff and Precious Busisiwe Simelane,

Defendant

NOTICE OF SALE IN EXECUTION

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

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 19 JUNE 2024 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Acting Sheriff of the High Court for the district of RANDBURG SOUTH WEST on 16 APRIL 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 R175 000.00:

CERTAIN: SECTION NO. 7 as shown and more fully described on Sectional Plan no.

SS159/1982 in the scheme

known as WHITE SANDS in respect of the land and building or buildings

situate at WINDSOR TOWNSHIP,

Local Authority: CITY OF JOHANNESBURG of which section the floor area,

according to the said sectional

plan, is 95 (ninety five) square metres in extent, and an undivided share

in the common property in the

scheme apportioned to the said section in accordance with the

participation quota as endorsed on the said

sectional plan,
HELD: Under Deed of Transfer ST108976/2016:

SITUATE AT: UNIT 7 WHITESANDS, 42 LORDS AVENUE, WINDSOR WES

UNIT 7 WHITESANDS, 42 LORDS AVENUE, WINDSOR WEST, RANDBURG;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 7 WHITESANDS,

SITUATED AT UNIT / WHITESANDS,

42 LORDS AVENUE, WINDSOR WEST, RANDBURG consists of: 1 x Lounge, 1 x Dining Room.

1 x Kitchen, 2 x Bedrooms, 2 x Bathrooms and 1 x Balcony/patio (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 ACTING SHERIFF RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG. The ACTING SHERIFF RANDBURG SOUTH WEST will conduct the sale. Registration as 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 ACTING SHERIFF RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG, during normal office hours Monday to Friday, Tel: 010 880 2947, 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/MAT45254).

Dated at JOHANNESBURG, 23 FEBRUARY 2025.

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/MAT45254. -.

Case No: 37764/2020

AUCTION

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 ISMAEL MOCHE (IDENTITY NUMBER: 860424 5723 086), FIRST DEFENDANT & PHENYO ANTONIA MOCHE (IDENTITY NUMBER: 870809 1033 084), SECOND DEFENDANT

NOTICE OF SALE IN EXECUTION

16 APRIL 2025, 11:00, BURNSIDE ISLAND OFFICE PARK, FIRST FLOOR UNIT 7, 410 JAN SMUTS AVENUE, CRAIGHALL

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale without a Court reserve price, will be held by the SHERIFF OF THE HIGH COURT RANDBURG SOUTH WEST at BURNSIDE ISLAND OFFICE PARK, FIRST FLOOR UNIT 7, 410 JAN SMUTS AVENUE, CRAIGHALLon WEDNESDAYthe 16 TH of APRIL 2025at 11:00of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF RANDBURG SOUTH WESTduring office hours.

CERTAIN:

A UNIT CONSISTING OF -

- (A) SECTION NO 50 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS58/1996, IN THE SCHEME KNOWN AS LA PROVENCE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT SHARONLEA EXTENSION 17 TOWNSHIP, CITY OF JOHANNESBURG 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 ST6864/2016

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

ALSO KNOWN AS: UNIT 50 LA PROVENCE, 8 SUIKERBOSSIE STREET, SHARONLEA EXTENSION 17, RANDBURG.

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

LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM, 2 CARPORTS.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by way of an electronic funds transfer or 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, BURNSIDE ISLAND OFFICE PARK, FIRST FLOOR UNIT 7, 410 JAN SMUTS AVENUE, CRAIGHALL 24 (twenty four) hours prior to the auction .

Take further notice that:

- 1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
- 2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF RANDBURG SOUTH WEST.
 - 3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
- (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/view/DownloadFileAction?id=99961).
 - (b) FICA-legislation in respect of proof of identity and address particulars;
- (c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash prior to commencement of auction in order to obtain a buyers card;
 - (d) Advertising costs at current publication rates and sale costs according to Court rules, apply;
 - (e) Registration conditions.

Dated at PRETORIA, 25 FEBRUARY 2025.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361 5640. Fax: 0862396955. Ref: R ISMAIL/EM/MAT63251. -.

AUCTION

Case No: 17338/2020

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

In the matter between: BMW FINANCIAL SERVICES (SOUTH AFRICA) (PTY) LTD, Plaintiff and SHIRLY JEAN DU TOIT, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 11h00, SHERIFF BRONKHORSTSPRUIT, OFFICE NO.5, THE GABLES, 43 KRUGER STREET, ERASMUS, BRONKHORSTSPRUIT

In the matter between: BMW FINANCIAL SERVICES (SA)(PTY)LTD, PLAINTIFF, and SHIRLY JEAN DU TOIT, ID: 6202250015084,

DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY 2025-04-09, 11:00, SHERIFF BRONKHORSTSPRUIT

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 R1 050 000.00 will be held by the SHERIFF OF THE HIGH COURT BRONKHORSTSPRUIT on the 9 APRIL 2025 at 11h00 at OFFICE NO.05, THE GABLES, 43 KRUGER STREET, ERASMUS, BRONKHORSTSPRUIT 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 Bronkhorstspruit,Office No.05, The Gables, 43 Kruger Street, Erasmus, Bronkhorstspruit . 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 44 OF ERF 84 KUNGWINI COUNTRY ESTATE TOWNSHIP; REGISTRATION DIVISION J.R. THE PROVINCE OF GAUTENG; IN EXTENT 414 (FOUR HUNDRED AND FOURTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER T40475/2014, ALSO KNOWN AS 44B KUNGWINI ESTATE, OFF WATERFRONT STREET, KUNGWINI COUNTRY ESTATE, BRONKHORSTSPRUIT, LOCAL AUTHORITY: THE CITY OF TSHWANEMETROPOLITAN MUNICIPALITY. 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.

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 ENTRANCE HALL, 1 x LOUNGE, 1 x DINING ROOM, 1 x KITCHEN, 1 x SCULLERY, 1 x GUEST WC, $\,$ 5 x BEDROOMS, 3 x BATHROOMS

- 1 x OUTBUILDING CONSISTING OF: 1 x CARPORT, 1 x STAFF ACCOMODATION
- 1 x SWIMMING POOL

DATE AT PRETORIA: 18 MARCH 2025

Attorneys for the Plaintiff(s): MACROBERT INCORPORATED, Macrobert Building, 1060 Jan Shoba Street, Brooklyn, Pretoria: Telephone: 012 940 6609 Email: bmw@macrobert.co.za . REF: MGK MOSHOESHOE/BMH00006

Dated at PRETORIA, 18 MARCH 2025.

Attorneys for Plaintiff(s): MACROBERT INCORPORATED, 1060 JAN SHOBA STREET, BROOKLYN ,PRETORIA. Tel: 0129406609. Fax: -. Ref: BMH00006. -.

AUCTION

Case No: 2022 - 010722

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

MATTVEST SECURITIES (PTY) LTD // NTHABISENG RAHABA MANGOPE & DOLFUS MANGOPE MATTVEST SECURITIES (PTY) LTD, Plaintiff and NTHABISENG RAHABA MANGOPE & DOLFUS MANGOPE, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

25 APRIL 2025, 10:00, SHERIFF OF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT

In terms of a Judgement of the High Court of South Africa dated 14 NOVEMBER 2024 in the abovementioned matter, a sale by public auction will be held by the SHERIFF OF ROODEPOORT, at his office on the 25 TH day of APRIL 2025 at 10H00 situated at 182 PROGRESS ROAD, LINDHAVEN,

ROODEPOORTto the highest bidder with a reserve price, the sale to be subject to the approval of the Execution Creditor, on conditions which may now be inspected at the office of the Sheriff Roodepoort and which will be read by him before the sale, of the following property owned by the First and Second Judgment Debtors:

CERTAIN: ERF 13642 KAGISO EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION I.Q, GAUTENG PROVINCE. HELD UNDER TITLE OF TRANSFER NUMBER: TL234371/2004

MEASURING: MEASURING 366 (THREE HUNDRED AND SIXTY-SIX) SQUARE METRES.

IMPROVEMENTS: THE PROPERTY IS A SINGLE STOREY, FREESTANDING HOUSE, WITH BRICK WALLS, HARVEY TILE ROOF, TILE INNER FLOOR FINISHING, CONSISTS OF 3 BEDROOMS, 1 KITCHEN, 2 BATHROOMS, 2 TOILETS, 1 DINING ROOM, 1 LOUNGE, BRICK BOUNDRY WALL, PLASTERED INTERIOR WALLS, STEEL WINDOWS AND DOOR FRAMES, 2 CARPORTS.

Nothing in this respect is guaranteed.

TERMS: 1. Ten percent (10%) of the purchase price is payable on the day of sale, the balance to be secured by a bank guarantee, which guarantee to be furnished to the Sheriff within 21 (Twenty-One) days of date of sale;

2. Sheriff's commission, calculated at 6% on the first R100 000.00 (One Hundred Thousand) of the proceeds of the sale, and 3.5% on R100 001.00 (One Hundred and One Thousand Rand) to R400 000.00 (Four Hundred Thousand Rand) of the proceeds of the sale and 1.5% on the balance of the proceeds of the sale, is payable on the date of sale (Subject to a minimum of R3000.00 plus VAT and a maximum of R40 000.00 plus VAT).

Dated at PRETORIA, 18 MARCH 2025.

Attorneys for Plaintiff(s): KLAGSBRUN EDELSTEIN BOSMAN DU PLESSIS INC., 220 LANGE STREET, NIEUW MUCKLENEUK, PRETORIA. Tel: 012 452 8900. Fax: 012 452 8906. Ref: MM001570/E. MEYER. EDE0013.

AUCTION

IN THE MAGISTRATE'S COURT FOR (The Sub District of Ekurhuleni Central held at Germiston)

Case No: 3388/2018

In the matter between: RICHGROVE BODY CORPORATE, Plaintiff and SEDUMA KGOMOTSO VICTOR, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 APRIL 2025, 11H30, Sheriff Germiston North, 22 Voortrekker Street, Corner 2nd Street, Edenvale

CERTAIN: UNIT/ SECTION No. 36 (Door No. 36) as shown and more fully described on Sectional Plan SS. 36/1997 in the scheme known as RICHGROVE in respect of the land and building or buildings situate at RICHGROVE, VAN TONDER STREET, EDENVALE, Local Authority: City of Ekurhuleni Metropolitan Municipality, of which section the floor, according to the said Sectional Plan, is 38 (Thirty Eight) SQUARE METRES in extent; and

an undivided share of the common property apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan held by Deed of Transfer No. ST19191/2004.

MEASURING: 38 (THIRTY EIGHT) SQUARE METRES

HELD BY: CERTIFICATE OF SECTIONAL TITLE ST.19191/2004;

ZONED: RESIDENTIAL

SITUATE AT: Unit no. 36 (Door no. 36) Richgrove, Van Tonder Street, Edenvale

DESCRIPTION: THE UNIT IS 38 SQM SITUATED ON THE GROUND FLOOR. OFFERING 2 BEDROOMS, 1 BATHROOM. OPEN PLAN KITCHEN AND LOUNGE, WHICH LEADS TO AN OPEN COMMUNAL GARDEN.

TERMS:

- 1. The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the defendant for money owing to the plaintiff.
 - 2. The purchase price shall be paid as follows:

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

in full or secured by means of a suitable bank guarantee issued by a financial institution acceptable to the plaintiff, within 21 (twenty-one) calendar days from the date of the sale (signature hereof), and furnished to the Sheriff.

- 1) The Plaintiff is amenable to negotiating a settlement discount on the total arrear interest charges with the purchaser. A maximum settlement discount of 100% (R270 864.39) will be considered. Furthermore, the settlement discount will only be applicable to the total interest charges incurred on the levy statement as at the date of request for clearance figures.
 - 3. Further note of the following:
- a) The Rules of this auction and a full advertisement is available 24 hours before the auction, at the office of the sheriff for Germiston North;
 - b) Registration as a buyer is a pre-requisite, subject to the following:
 - i. Directive of the Consumer Protection Act 68 of 2008.
 (URL http://www.info.gov.za/view/DownloadFileAction?id=99961)
 - ii FICA legislation i.t.o. proof of identity and address particulars.
- iii. Payment of a registration fee of R50 000.00 in cash or EFT that must reflect in the Sheriff's account prior to the sale.
 - iv. No person will be allowed on the premises if they are not registered for FICA and CPA. CONDITIONS:

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

- a) 6% (SIX PERCENT) on the first R 100~000 (ONE HUNDRED THOUSAND RAND), 3.5% (THREE COMMA FIVE PERCENT) on R 100~000.01 (ONE HUNDRED THOUSAND RAND AND ONE CENT) to R 400~000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PERCENT) on the balance of the proceeds of the sale, subject to a maximum commission of R 40~000.00 (FORTY THOUSAND RAND) plus VAT if applicable in total and a minimum of R3 000.00 (THREE THOUSDAND RAND) plus VAT if applicable.
- b) The full Conditions of Sale may be inspected at the offices of the Sheriff of the Magistrate's Court, Johannesburg West at 22 Voortrekker Street, Corner 2 nd Street, Edenvale.

Dated at Johannesburg, 10 MARCH 2025.

Attorneys for Plaintiff(s): Kramer Attorneys, Glenstar House, Corner Queen Square and Northfield Avenue. Glenhazel. Tel: 087 238 1856. Fax: 086 550 1918. Ref: RGV0036A. -.

AUCTION

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

Case No: 2022-024017

In the matter between: NEDBANK LIMITED, Plaintiff and ANDREA ESTHER BARRY, Defendant NOTICE OF SALE IN EXECUTION

16 APRIL 2025, 11:00, SHERIFF RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG

In execution of a judgment of the High Court of South Africa (Gauteng Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R250,000.00, will be held by SHERIFF RANDBURG SOUTH WEST, 1 ST FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG on the 16 TH day of APRIL 2025 at 11h00 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of SHERIFF RANDBURG SOUTH WEST, 1 ST FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG CERTAIN:

A unit consisting of -

- a) Section No. 6 as shown and more fully described on Sectional Plan No. SS1/1987 in the scheme known as KINGSMEWS in respect of the land and building or buildings situated at WINDSOR TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said Sectional Plan is 91 (NINETY ONE) square meters in extent;
- b) an undivided share in the common property in the schedule apportioned to the said section on accordance with the participation quota as endorsed on the said sectional plan.

Held under Deed of Transfer ST37057/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

SITUATED at UNIT 6 KINGSMEWS, 14 KINGS AVENUE, WINDSOR, RANDBURG.

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

No. 52395

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 RANDBURG SOUTH WEST, 1 ST FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG.
 - 5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008.
 - 6. The auction will be conducted by the Sheriff or his Deputy.
 - 7. Registration as a buyer is a pre-requisite subject to conditions including, inter alia:
- 1. Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/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 R10,000.00 (refundable).
 - 4. Registration conditions.

Dated at Johannesburg, 05 MARCH 2025.

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/N03589 E-mail: foreclosure3@endersteins.co.za. Enderstein Malumbete Inc.

AUCTION

Case No: 4006/2023 6, VANDERBIJLPARK

IN THE MAGISTRATE'S COURT FOR
(THE MAGISTERIAL SUB DISTRICT OF VANDERBIJLPARK HELD AT VANDERBIJLPARK)

In the matter between: TRANQUILITY PARADISE HOMEOWNERS ASSOCIATION, Plaintiff and WEAKLOVE CHISIRI CHIPO CHISIRI, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, LAMEES BUILDING, CNR FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK

IN EXECUTION OF A JUDGMENT of the abovementioned honourable court, a sale without a reserve price will be held at the office of the acting sheriff Vanderbijlpark, on11 April 2025 at 10h00 on the Conditions which shall lie for inspection prior to the sale at the offices of ACTING SHERIFF VANDERBIJLPARK at Lamees Building, corner of Frikkie Meyer & Rutherford Boulevard, Vanderbijlpark.

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

CERTAIN:

Portion No. 94 (a portion of portion 73) of Erf 1, Vaaloewer Township, registration division, I.Q., Province of Gauteng, held by deed of transfer T10539/2017, with general plan SG No. 3219/2006 relating thereto situated at River Road, Vaaloewer, Vanderbijlpark; and

Portion No. 95 (a portion of portion 73) of Erf 1, Vaaloewer Township, registration division I.Q., Province of Gauteng, held by deed of transfer T98481/2016, with general plan SG No. 3219/2006 relating thereto, situated at River Road, Vaaloewer, Vanderbijlpark.

SITUATED AT: River Road, Vaaloewer, Vanderbijlpark MEASURING: Portion 94: 851 square metres; and

Portion 95: 622 square metres

Case No: 42854/2020

REGISTRATION DIVISION: Gauteng
THE PROVINCE OF: Gauteng
HELD BY: Deed of Transfer
Portion 94: T10539/2017
Portion 95: T98481/2016

TERMS:

10% (TEN PER CENT) of the purchase price in cash or EFT on the day of the sale; the balance payable against registration of transfer; a guarantee to be furnished within21 (TWENTY-ONE) days from the date of sale. No third-party guarantees will be accepted.

SHERIFF'S CHARGES, payable on the day of the sale, to be calculated as follows:

6% (SIX PER CENT) on the firstR100 000.00; 3.5% (THREE POINT FIVE PERCENT) onR100 001.00 - R400 000.00 plus VAT and1.5% (ONE POINT FIVE PECENT) on the balance of the proceeds of the sale subject to a maximum commission ofR 40 000.00 in total and a minimum ofR 3000.00 plus VAT (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser.

- 1. The sale is for cash or EFT only. No cheques will be accepted and VAT at 15% will be payable.
- 2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court.
- 3. The rules of the auction are available 24 hours prior to the auction at the office of the Acting Sheriff Vanderbijlpark, Lamees Building, corner of Frikkie Meyer & Rutherford Boulevard, Vanderbijlpark.
 - 4. Registration as a buyer is a pre-requisite subject to a specific condition, inter alia:
- 4.1. Directive of the Consumer Protection Act 68 of 2008; (Url http://www.info.gov.za/view/downloadfileaction?id-99961)
 - 4.2. FICA registration i.r.o. proof of identity and address particulars.
 - 4.3. Payment of registration deposit of R10 000.00 in cash or EFT.
 - 5. The auctioneer will be Mr P Ora.

Dated at VANDERBIJLPARK, 14 MARCH 2025.

Attorneys for Plaintiff(s): PSN INCORPORATED, PSN CHAMBERS, CNR LOUIS TRICHARD BOULEVARD & PRESIDENT HOFFMAN STREET, VANDERBIJLPARK. Tel: 0169329101. Fax: -. Ref: NJH-N2023063. -.

AUCTION

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

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Judgement Creditor and SEENG CATHERINE LETELE, Judgment Debtor

NOTICE OF SALE IN EXECUTION

07 APRIL 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 abovementioned suit, the Property shall be sold by the Sheriff CENTURION WEST to the highest bidder without reserve and will be held on 7 APRIL 2025 at 11H00 at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION, prior to the sale.

A UNIT CONSISTING OF:

SECTION NO. 15 as shown and more fully described on Sectional Plan No. SS71/2015 in the scheme known as HILL VIEW COURT in respect of the land and building or buildings situate at ERF 4780 ELDORAIGNE EXTENSION 67 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 205 (TWO HUNDRD AND FIVE) square metres in extent;

and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan., HELD under Deed of Transfer No. ST102792/2015

situated at UNIT 15 HILLVIEW COURT, 6703 GLENDALE CRESENT, ELDORAIGNE EXT 67, CENTURION.

Situated in the Magisterial District of CENTURION 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: ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET, COVERED PATIO, WALK IN CLOSET, STORAGE.

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 Ndlovu Inc, Boksburg, 13 JANUARY 2025.

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: MAT2111 \ LYNETTE CAMERON\ TK. Hammond Pole Ndlovu Inc, Boksburg.

AUCTION

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

Case No: 2024-028276

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Judgement Creditor and MOHAMMED ABUBAKR, Judgment Debtor

NOTICE OF SALE IN EXECUTION

10 APRIL 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 AND TEMBISA to the highest bidder subject to a reserve price of R920 000.00 and will be held on 10 APRIL 2025 at 10H00 at 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK 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. 7 as shown and more fully described on Sectional Plan No. SS190/1982 in the scheme known as PARK LOUREN in respect of the land and building or buildings situate at BIRCHLEIGH NORTH EXTENSION 1 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 178 (ONE HUNDRED AND SEVENTY EIGHT) square metres in extent;

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

HELD under Deed of Transfer No. ST13834/2018 and subject to such conditions as set out in the aforesaid Deed of transfer

situated at UNIT 7 (DOOR 7) PARK LOUREN, 3 HELIOSE STREET, BIRCHLEIGH NORTH EXT 1, KEMPTON PARK.

Situated in the Magisterial District of KEMPTON PARK (INCLUDING 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, 4 BEDROOMS, 2 BATHROOMS, 1 SEPERATE TOILET

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 Ndlovu Inc, Boksburg, 31 JANUARY 2025.

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: MAT6210\ LEBOHANG MAKWAKWA\ TK. Hammond Pole Ndlovu Inc, Boksburg.

Case No: 2024-002942

AUCTION

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

In the matter between: NEDBANK LIMITED, Plaintiff and WANDILE NXUMALO, Defendant NOTICE OF SALE IN EXECUTION

17 APRIL 2025, 10:00, THE OFFICES OF THE SHERIFF VEREENIGIING, 91 GENERAL HERTZOG STREET, THREE RIVERS.

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 OFFICES OF THE SHERIFF VEREENIGIING, 91 GENERAL HERTZOG STREET, THREE RIVERS on 17 APRIL 2025 at 10h00 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 VEREENIGIING, 91 GENERAL HERTZOG STREET, THREE RIVERS.

CERTAIN:

PORTION 302 OF ERF 2281 SAVANNA CITY EXT 1 TOWNSHIP

REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG

MEASURING 353 (THREE HUNDRED AND FIFTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T1101144/2016

SUBJECT TO THE TERMS AND CONDITIONS THEREIN CONTAINED

SITUATED AT 302 EULOTHIA CRESCENT, SAVANNA CITY EXT 1.

IMPROVEMENTS: (not guaranteed) - A DWELLING HOUSE WITH TILED ROOF, 2 BEDROOMS, BATHROOM, KITCHEN AND LIVING ROOM.

THE PROPERTY IS ZONED: RESIDENTIAL

MAGISTERIAL DISTRICT: MIDVAAL

- 1. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R100 000.00 (One Hundred Thousand Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.
- 2. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured.
- 3. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.
- 4. The rules of this auction will be available at least 24 hours before the auction at THE OFFICES OF THE SHERIFF VEREENIGIING, 91 GENERAL HERTZOG STREET, THREE RIVERS.
- 5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008.
 - 6. The office of the Sheriff for VEREENIGING will conduct the sale.
 - 7. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
 - a) Directive of the Consumer Protection Act 68 of 2008.

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

- b) FICA legislation i.r.o. proof of identity and address particulars.
- c) Payment of a Registration Fee of R1.000.00 in cash.
- 8. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Johannesburg, 05 MARCH 2025.

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/N03677 E-mail: foreclosure3@endersteins.co.za. Enderstein Malumbete Inc.

AUCTION

Case No: 22563/2024

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 SANE ELIAS MAPHOTHOMA, IDENTITY NUMBER: 750917 5571 085, Defendant

NOTICE OF SALE IN EXECUTION

07 APRIL 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 R1 199 405.38 will be held by the SHERIFF CENTURION WEST AT 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION, GAUTENG on the 7th day of APRIL 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: ERF 3874 RUA VISTA EXTENSION 19 TOWNSHIP REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG MEASURING 234 (TWO HUNDRED AND THIRTY FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T70704/2022 SUBJECT TO THE CONDITIONS THEREIN CONTAINED

PAND SUBJECT TO THE WRITTEN CONSENT TO THE TRANSFER OF THE PROPERTY IN FAVOUR OF THE THATCHFIELD RIDGE HOMEOWNERS ASSOCIATION NPC, REGISTRATION NUMBER 2016/367934/08. PHYSICAL ADDRESS: 6673 GOLD EYE CRESCENT, THATCHFIELD RIDGE, RUA VISTA EXT 19, 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 DWELLING CONSISTING OF (NOT GUARANTEED):

MAIN BUILDING: 3X BEDROOMS, 2X BATHROOMS, 1X LIVING ROOM, 1X KITCHEN AND 1X GARAGE.

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

TERMS: 10% (TEN PER CENT) of the purchase price in cash on conclusion of the sale and demand by the Sheriff; the balance payable against registration of transfer - a guarantee to be furnished within 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, 10 FEBRUARY 2025.

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 / AHL4307. -.

AUCTION

Case No: 2024-014377 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and GARNET VIDA BORAINE,
Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 APRIL 2025, 10:00, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, JOHANNESBURG

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 31 st of October 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 JOHANNESBURG WEST on TUESDAY the 08 th day of APRIL 2025 at 10:00 at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, JOHANNESBURG subject to a reserve price of R350.000.00

CERTAIN:

ERF 1222, BOSMONT TOWNSHIP, REGISTRATION DIVISION I.Q.,, PROVINCE OF GAUTENG, MEASURING 498 (FOUR HUNDRED AND NINETY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T034167/2004

SUBJECT TO THE CONDITIONS CONTAINED TEHREIN AND ESPECIALLY SUBJECT TO THE RESERVATION OF MINERAL RIGHTS

ZONING: General Residential (not guaranteed)

The property is situated at 89 STORMBERG AVENUE, BOSMONT, JOHANNESBURG and consists of a lounge, kitchen, 3 bedrooms, 1 bathroom, 1 toilet, 1 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 Johannesburg West situated at 139 Beyers Naude Drive, Franklin Rooseveldt Park, Johannesburg, Gautengor 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 (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, 13 FEBRUARY 2025.

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/MAT104491. R. NEL.

AUCTION

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

Case No: 2022-16479

In the matter between: NEDBANK LIMITED, Plaintiff and BONGINKOSI DLAMINI, Defendant NOTICE OF SALE IN EXECUTION

09 APRIL 2025, 09:00, SHERIFF PALM RIDGE AT 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH

In execution of a judgment of the High Court of South Africa (Gauteng Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R400,000.00, will be held by the SHERIFF PALM RIDGE AT 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH on the 9 TH day of APRIL 2025 at 09H00 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the SHERIFF PALM RIDGE AT 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH.

CERTAIN:

ERF 1695 SPRUITVIEW EXTENSION 1 TOWNSHIP
REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG
MEASURING 446 (FOUR HUNDRED AND FORTY SIX) SQAURE METRES
HELD BY DEED OF TRANSFER NO. T19330/2017
SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated at: 1695 KHUZWAYO STREET, SPRUITVIEW EXT 1

IMPROVEMENTS: (not guaranteed): 3 BEDROOMS, 1 BATHROOMS, LIVING ROOM, KITCHEN. DOUBLE 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 the SHERIFF PALM RIDGE AT 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH
- 5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 88 of 2008 as Amended, in pursuant of an order granted against the Respondent for monies owing to the Applicant.
 - 6. The auction will be conducted by the Sheriff, Mr Ian Burton or his Deputy.
 - 7. Registration as a buyer is a pre-requisite subject to conditions including, inter alia:
- 7.1 Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloandFileAction?id=99961)
 - 7.2 FICA legislation i.r.o. proof of identity and address particulars.
- 7.3 All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R25,000.00 (PHYSICAL AUCTION) / R40,000.00 (ONLINE AUCTION) (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.
 - 7.4 Registration conditions.

Dated at Johannesburg, 05 MARCH 2025.

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/N02995 E-mail: foreclosure3@endersteins.co.za. Enderstein Malumbete Inc.

Case No: 2024-077116 DX31 SANDTON SQUARE

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

In the matter between Nedbank Limited, Plaintiff and MADIKIZELA: NOMFUNEKO PATRICIA, Execution Debtor

NOTICE OF SALE IN EXECUTION

15 APRIL 2025, 10:00, SHOP NO.2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 14 OCTOBER 2024 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG SOUTHON 15 APRIL 2025 at 10:00at 61 VAN RIEBEECK AVENUE, ALBERTON to the highest bidder with a court reserve of R848,552.00. ERF 357 ROSETTENVILLE TOWNSHIP. REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG. MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES. HELD BY DEED OF TRANSFER NO. T2797/2023. SUBJECT TO THE CONDITIONS THEREIN CONTAINED.which is certain and is zoned as a residential property inclusive of the following: A freestanding single story building comprising of brick wall, Zink roof and wooden floors, MAIN BUILDING: DININGROOM, 3 BEDROOMS, KITCHEN 1 BATHROOM AND 1 X TOILET. OUTBUILDING: a freestanding OUTSIDE ROOM with brick wall, zink roof and plastered floors. A TOILET, A GARAGE and SWIMMING POOL - WHICH CANNOT BE GUARANTEED .The property is situated at: 146 LAWN STREET, ROSETTENVILLE, JOHANNESBURGin the magisterial district of JOHANNESBURG CENTRAL. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One

Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff JOHANNESBURG SOUTHat 24 VORSTER AVENUE, GLENANDA, JOHANNESBURG.Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/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 in cash or EFT that must reflect in Sheriff's account prior to the sale .3. Registration conditions: no person will be allowed on the premises if they are no registered for FICA and CPA. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff JOHANNESBURG SOUTH at 24 VORSTER AVENUE, GLENANDA, JOHANNESBURGduring normal office hours from Monday to Friday.

Dated at Johannesburg, 21 FEBRUARY 2025.

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/MAT35310. Citizen.

AUCTION

Case No: 2015/53817 Docex: 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and MOGAMAT SADEKA MOHAMED, 1st Defendant and SAAMIYA MOHAMED, 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

28 MARCH 2025, 10:00, THE SHERIFF JOHANNESBURG CENTRAL, 21 HUBERT STREET, JOHANNESBURG, GAUTENG PROVINCE

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 14 September 2015 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of JOHANNESBURG CENTRAL on MONDAY the 14 TH day of APRIL 2025 at 10:00 at THE SHERIFF JOHANNESBURG CENTRAL, 21 HUBERT STREET, JOHANNESBURG, GAUTENG PROVINCE to the highest bidder without reserve.

CERTAIN:

- (1) A UNIT CONSISTING OF
- (A) SECTION NUMBER 1 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS39/2003, IN THE SCHEME KNOWN AS LILIAN COURT IN RESPECT OF THE LAND OR BUILDINGS SITUATE AT FORDSBURG TOWNSHIP, CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 120 (ONE HUNDRED AND TWENTY) SQUARE METRES IN EXTENT; AND
- (B) AN UNDIVIDED SHARE IN 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. 017245/06

ZONING: General Residential (not guaranteed)

The property is situated at UNIT 1 LILIAN COURT, 10 LILIAN ROAD, FORDSBURGand consists of a Lounge, kitchen, 1 bathroom, 3 bedrooms, 1 Shower, 2 WC. (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 JOHANNESBURG CENTRAL situated at 21 HUBERT STREET, JOHANNESBURG, 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 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 R20,000.00 which is refundable.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

Dated at JOHANNESBURG, 26 FEBRUARY 2025.

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/MAT103751. R. NEL.

AUCTION

Case No: 2024-028296 PH46A

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

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O. , Judgement Creditor and Lindiwe Mabaso, Judgement Debtor

NOTICE OF SALE IN EXECUTION

15 APRIL 2025, 10:00, 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 SOUTH to the highest bidder subject to a reserve price of R350 000.00 and will be held on 15 APRIL 2025 at 10:00 at 61 VAN RIEBEECK AVENUE, ALBERTON of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 24 VORSTER AVENUE, GLENANDA, JOHANNESBURG prior to the sale.

A UNIT CONSISTING OF:

SECTION NO. 75 as shown and more fully described on Sectional Plan No. SS504/2009 in the scheme known as FOREST VIEW in respect of the land and building or buildings situate at PORTION 204 (A PORTION OF PORTION 146) OF THE FARM TURFFONTEIN NO 100, REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 66 (SIXTY SIX) square metres in extent:

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

HELD under Deed of Transfer No. ST80309/2022

situated at UNIT 75 (DOOR 75) FOREST VIEW, 5 GEORGE MANN STREET, TOWERBY, JOHANNESBURG.

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, 1 BATHROOM, 1 BALCONY.

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, 24 FEBRUARY 2025.

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: MAT6198/LMMV. Hammond Pole Majola Inc, Boksburg.

Case No: 2023-118600

AUCTION

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

In the matter between: NEDBANK LIMITED, Plaintiff and MBALI FLEUR MAGUBANE, Defendant

NOTICE OF SALE IN EXECUTION

16 APRIL 2025, 11:00, SHERIFF RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG

In execution of a judgment of the High Court of South Africa (Gauteng Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R700,000.00, will be held by SHERIFF RANDBURG SOUTH WEST, 1 ST FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG on the 16 TH day of APRIL 2025 at 11h00 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of SHERIFF RANDBURG SOUTH WEST, 1 ST FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG. CERTAIN:

A unit consisting of -

- (a) Section No. 117 as shown and more fully described on Sectional Plan No. SS535/2022, in the scheme known as FERN VALLEY in respect of the land and building or buildings situated at FERNDALE TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan is 50 (FIFTY) 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 S76567/2022 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED .

Situated at: UNIT 117 FERN VALLEY, VALE AVENUE, FERNDALE, RANDBURG IMPROVEMENTS: (not guaranteed) - 2 BEDROOMS, KITCHEN, LOUNGE AND 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) 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 RANDBURG SOUTH WEST, 1 ST FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG.
 - 5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008.
 - 6. The auction will be conducted by the Sheriff or his Deputy.
 - 7. Registration as a buyer is a pre-requisite subject to conditions including, inter alia:
- 1. Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/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 R10,000.00 (refundable).
 - 4. Registration conditions.

Dated at Johannesburg, 05 MARCH 2025.

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/N03704 E-mail: foreclosure3@endersteins.co.za. Enderstein Malumbete Inc.

AUCTION

Case No: 2020/39338 DX 31 SANDTON SQUARE

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

In the matter between: Absa Home Loans Guarantee Company (RF) Pty Limited, First Judgment Creditor and Absa Bank Limited, Second Judgment Creditor and Khomotjo Maditau Masha, Judgment Debtor

NOTICE OF SALE IN EXECUTION

14 APRIL 2025, 10:00, 21 Hubert Street, Westgate, Johannesburg

This is a sale in execution pursuant to judgments obtained in the above Honourable Court dated the 28 JULY 2021, 29 MAY 2023and 8 JANUARY 2025in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG CENTRALon 14 APRIL 2025 at 10:00at 21 HUBERT STREET, WESTGATE, JOHANNESBURG to the highest bidder subject to a reserve price of R100 000.00.

A unit consisting of-

- (a) Section No. 103 as shown and more fully described on sectional Plan No. SS273/2007, in the scheme known as ISIBAYA HOUSE in respect of the land and building or buildings situated at MARSHALLS TOWN LOCAL AUTHORITY CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan is 88 (eighty 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 ST44384/2017 and subject to such conditions as set out in the aforesaid deed which is certain, and is zoned as a residential property inclusive of the following:

MAIN BUILDING CONSISTING OF : 1 bedroom, 1 bathroom, 1 kitchen and lounge . WHICH CANNOT BE GUARANTEED.

The property is situated at: DOOR 103, ISIBAYA HOUSE, 47 ANDERSON STREET MARSHALLTOWN, JOHANNESBURG.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff JOHANNESBURG CENTRALat 21 HUBERT STREET, WESTGATE, JOHANNESBURG.

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

- 1. Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloandFileAction?id=99961)
 - 2. FICA legislation i.r.o. proof of identity and address particulars.
 - 3. Payment of a Registration Fee of 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 JOHANNESBURG CENTRALat 21 HUBERT STREET, WESTGATE, JOHANNESBURGduring normal office hours from Monday to Friday

Dated at Johannesburg, 07 FEBRUARY 2025.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel: 011-292-5777. Fax: 011-2925775. Ref: N GAMBUSHE/JD/MAT29816. The Citizen.

AUCTION

Case No: 16556/2018 PH46A

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

In the matter between: First Rand Bank Limited, Judgement Creditor and Elias William Masango, Judgement Debtor

NOTICE OF SALE IN EXECUTION

09 APRIL 2025, 14:00, 61 VAN RIEBEECK STREET, ALBERTON

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff ACTING SHERIFF JOHANNESBURG EAST to the highest bidder SUBJECT TO A RESERVE PRICE OF R800 000.00 and will be held at 61 VAN RIEBEECK STREET, ALBERTON on 9 APRIL 2025 at 14H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 61 VAN RIEBEECK STREET, ALBERTON, prior to the sale. CERTAIN:

ERF 543 THE HILL TOWNSHIP, Registration Division I.R., Province of GAUTENG, being 1 FRIARS HILL ROAD, THE HILL EXT 1, MEASURING: 582 (FIVE HUNDRED AND EIGHTY TWO) Square Metres; HELD under Deed of Transfer No. T13424/2006, Situated in the Magisterial District of ACTING SHERIFF IOHANNESBURG EAST.

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

MAIN BUILDING: LOUNGE, DINING ROOM, STUDY, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, SHOWER, 2 WC'S, LAUNDRY, CLOSED PATIO

OUTSIDE BUILDINGS: GARAGE, SERVANTS QUARTERS

SUNDRIES: NONE

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

Take further note that:

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

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

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)

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

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

Dated at Hammond Pole Majola Inc, Boksburg, 25 JANUARY 2025.

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: MAT261694/AF//MV. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 16302/2018 Docex: 97, Pretoria

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

In the matter between: ABSA Bank, Execution Creditor and SIMON KGOSINKWE BOIKANYO, ID: 541220 5730 08 0, Judgment Debtor

NOTICE OF SALE IN EXECUTION

14 APRIL 2025, 09:00, Sheriff Brits, 62 Ludorf Street, Brits, North West Province

A sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, and further pursuant to orders granted by the above Honourable Court against the Judgment Debtor on 5 June 2018 and 30 July 2024 in the above action. A sale in execution with a reserve price of R3 300 000.00 will be held by the Sheriff of the High Court, BRITS at 62 Ludorf Street, Brits, North West Province on MONDAY 14 APRIL 2025 at 09H00 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, Brits at 62 Ludorf Street, Brits, North West Province.

Erf 271 Kosmos Ridge Township, Registration Division J.Q., North West Province.

Street Address: 271 Fish Eagle Drive, Kosmosridge Estate, Kosmos Drive, Kosmos.

Measuring: 1 200 (one thousand two hundred) square meters and held by the Judgment Debtor in Terms of Deed of Transfer No. T58508/2001.

The property is zoned as: Residential.

Improvements are: Double storey, 5 Bedrooms, Lounge, Dining Room, 4 bathrooms, 4 showers, 5 Toilets, Tile & wooden flooring, Swimming Pool & 2 Garages.

Out building: Bedroom, Shower & Toilet

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, 03 MARCH 2025.

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: MAT113321/E NIEMAND/ME. -.

AUCTION

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

Case No: 2023-053055

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Judgement Creditor and MDUDUZI KGAOGELO BAMBISA, Judgment Debtor

NOTICE OF SALE IN EXECUTION

11 APRIL 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 R230 000.00 and will be held on 11 APRIL 2025 at 09H30 at 182 LEEUWPOORT STREET, BOKSBURG 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. 6 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 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 under Deed of Transfer No. ST15546/2021, situated at UNIT 6 EVELEIGH ESTATES, 236 EDGAR STREET, EVELEIGH EXT 38, BOKSBURG., 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, BATHROOM, BALCONY

OUTSIDE BUILDINGS: CARPORT

SUNDRIES: NONE

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

Dated at Hammond Pole Ndlovu Inc, Boksburg, 15 FEBRUARY 2025.

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: MAT5177\ LYNETTE CAMERON \ TK. Hammond Pole Ndlovu Inc, Boksburg.

AUCTION

Case No: 30963/2019 Docex 262, JOHANNESBURG

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

In the matter between: NEDBANK LIMITED, Plaintiff and MAFU, N, Defendant NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, Sheriff of the High Court, Roodepoort at 182 Progress Road, Lindhaven, Roodepoort

This is a sale in execution pursuant to a Judgment obtained in the above Honourable Court dated 16 October 2023 in terms of which the following property will be sold in execution by the Sheriff of the High Court Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort on the 11 April 2025 at 10h00, to the highest bidder subject to a reserve price of R274,000.00 (Two Hundred And Seventy Four Thousand Rand):-CERTAIN: A unit consisting of Section No. 47 as shown as more fully described on Sectional Plan No. SSST325/2008 in the scheme known as Honeycomb in respect of land and buildings situate at Honeypark Extension 10 in the Local Authority of City Of Johannesburg and an undivided share in the common property in the land and building or buildings as shown and more fully described on the said Sectional Plan apportioned to the Mortgaged Section in accordance with the participation quota of the Mortgaged Section, situated at 47 Honeycomb, Glover Road Honey Park Extension 10, Honeydew. Measuring 73 square metres; Zoned - Residential; a held by the Defendant under Deed of Tranfer No. ST49425/2008.Improvements: (The nature, extent, condition and existence of the improvements are not guaranteed) 2 Bedrooms, 1 Bathroom, Lounge TV- Living Room,, Kitchen, GarageThe 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 Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort. 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. 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 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 Roodepoort North At 182 Progress Road, Lindhaven, Roodepoort.during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 05 MARCH 2025.

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/RN4845. -.

Case No: 30640/2021 Docex: 13 Rivonia

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

In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Ndziyane, Flux Nimrod, Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 09:00, 39A Louis Trichardt Street, Alberton North

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale subject to a reserve price of R360,000.00will be held by the Sheriff of the High Court Palmridge, at 39A Louis Trichardt Street, Alberton North, on Wednesday the 9 th day of April 2025at 09h00of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: ERF 1196 WATERVALSPRUIT EXTENSION 9 TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG IN EXTENT: 150 (ONE HUNDRED AND FIFTY) SOUARE METRES HELD BY DEED OF TRANSFER T8298/2019 and situate at 1196 PARROTFISH STREET. WATERSVALSPRUIT EXTENSION 9, JOHANNESBURG, GAUTENG in the Magisterial District of Ekurhuleni Central IMPROVEMENTS: The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: CONSTRUCTED OF BRICK WALLS AND TILED ROOF MAIN LOUNGE, KITCHEN, 2 BEDROOMS, 2 BATHROOMS, OUTBUILDINGS: NONE PROPERTY **BUILDING:** ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS:1. Auction Terms and Conditions and the Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Palmridgeat 39A Louis Trichardt Street, Alberton North,24 hours prior to the auction. 2. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together

the Regulations promulgated thereunder which can be viewed at https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf. 3. All prospective bidders will be required to: 3.1 Register with the Sheriff prior to the auction before 09h00; and 3.2 All bidders are required to present their Identity Document together with proof of residence for FICA compliance. 3.3 All bidders are required to pay R25,000.00 (PHYSICAL AUCTION) / R40,000.00 (ONLINE AUCTION) (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. 4. Advertising costs at current publication rates and sale costs according to court rules, apply. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 14 MARCH 2025.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Tel: 0118076046. Fax: 0866143218. Ref: Mr. T Cloete/AD/S56796. -.

AUCTION

Case No: 2023/086898 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 Maumela Simon Mpilo, First Execution Debtor and Gabaratone Pertunia Mpilo Second Execution Debtor

NOTICE OF SALE IN EXECUTION

11 APRIL 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 11 SEPTEMBER 2024 in terms of which the below property will be sold in execution by the Acting Sheriff ROODEPOORT SOUTH on 11 APRIL 2025 at 10:00 at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the highest bidder, subject to a reserve price of R300 000.00.

A UNIT CONSISTING OF - (a) SECTION NO. 96 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS62/2017 IN THE SCHEME KNOWN AS MALACITE CREST IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT FLEURHOF EXTENSION 26 TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 39 (THIRTY NINE) SQUARE METERS IN EXTENT; AND

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

Case No: 7751/2022

PLAN. HELD BY DEED OF TRANSFER NUMBER ST14595/2017 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. (`the property') which is certain, and is zoned as a residential property inclusive of the following:

MAIN BUILDING : 2 bedrooms, 1 bathroom, lounge and 1 kitchen. WHICH CANNOT BE GUARANTEED

The property is situated at: UNIT 96 MALACITE CREST COMPLEX, 46 MALICITE AVENUE, FLEURHOF EXT 26, 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 Acting Sheriff ROODEPOORT SOUTH 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 Acting Sheriff ROODEPOORT SOUTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT during normal office hours from Monday to Friday

Dated at Johannesburg, 07 FEBRUARY 2025.

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/MAT36466. The Citizen.

AUCTION

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

In the matter between: Nedbank Limited - Judgement Creditor and Boitumelo Dickson Mahasha - Judgement Debtor

NOTICE OF SALE IN EXECUTION

15 APRIL 2025, 10:00, 139 Beyers Naude Drive, Franklin Rooseveldt Park

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Johannesburg) in the abovementioned suit, the Property shall be sold by the Sheriff Johannesburg West to the highest bidder without reserve price and will be held at 139 Beyers Naude Drive, Franklin Rooseveldt Park on 15 April 2025 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 139 Beyers Naude Drive, Franklin Rooseveldt Park, prior to the sale.

Certain:

Erf 936 Crosby Township, Registration Division I.Q., Province of Gauteng, being 9 Nurney Avenue, Crosby, Measuring: 556 (Five Hundred And Fifty Six) Square Metres; Held under Deed of Transfer No. T28836/2021, Situated in the Magisterial District of Johannesburg West.

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

Main Building: 3 Bedrooms, 1 Bathroom, Kitchen, Lounge.

Outside Buildings: None.

Sundries: None.

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

sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

Dated at Hammond Pole Attorneys, Boksburg, 12 JANUARY 2024.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o Vermaak & Partners Inc, 3rd Floor 54 On Bath, 54 On Bath Avenue, Rosebank. Tel: 0118741800. Fax: 0866781356. Ref: MAT449151/EVT/LC. Hammond Pole Attorneys, Boksburg.

AUCTION

Case No: 2021/5911 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and LEPHEPHANE ASNATH CHIGO, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

17 APRIL 2025, 10:00, THE SHERIFF'S STORAGE FACILITY - 18 MOORE AVENUE, BENONI

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 1 st of March 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 BENONI on THURSDAY the 17 TH day of APRIL 2025 at 10:00 at THE SHERIFF'S STORAGE FACILITY - 18 MOORE AVENUE, BENONI with a reserve price of R300 000.00:

CERTAIN:

ERF 181 DAVEYTON TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, IN EXTENT: 334 (THREE HUNDRED AND THIRTY FOUR) Square Metres, Held by Deed of Transfer No. T18399/2009, Subject to the conditions contained therein

ZONING: Residential (not guaranteed)

The property is situated at 181 MAGIGWANA STREET, DAVEYTON, BENONI, GAUTENGand consist of 1 Lounge, 1 Kitchen, 2 Bedrooms, 1 Bathroom and 1 Water Closet (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said acting sheriff of the High Court for the district of BENONIsituated at THE SHERIFF'S OFFICE, 2A MOWBRAY AVENUE, BENONIor at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

Dated at JOHANNESBURG, 16 JANUARY 2025.

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/MAT105428. R. NEL.

AUCTION

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

Case No: 8379/2022

In the matter between: SAWINDU 08(RF)(PTY) LIMITED (Registration No. 2013/222429/07), Applicant/Plaintiff and FIONA HUMA (ID No.: 800104 0393 084), Respondent/Defendant NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 30TH day of MAY 2023 in terms of which the following property will be sold in execution on the 11TH of APRIL 2025 at 10:00 by SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT with a reserve price of R300 000.00. a) SECTION NO.42 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS323/2008, IN THE SCHEME KNOWN AS HONEY CREST IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT HONEYPARK EXTENSION 10 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL 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 ST29777/2014 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED; ("the property") SITUATED AT: UNIT 42 - HONEY CREST, GLOVER ROAD, HONEYPARK, EXTENSION 10 DOMICILIUM ADDRESS: UNIT 73 - PARKLANDS, WREN AVENUE, DIE HOEWES, CENTURION ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: LOUNGE, KITCHEN, 2X BEDROOMS, BATHROOMS, GARAGE (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office ROODEPOORT NORTH. The offices 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 offices of SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT.

Dated at SANDTON, 20 FEBRUARY 2025.

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: HOU82/0308. -.

AUCTION

Case No: 2024/015110 DX 31 SANDTON SQUARE

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

In the matter between: Absa Home Loans Guarantee Company (RF) Pty Limited, First Judgment Creditor and Absa Bank Limited, Second Judgment Creditor and Lutshiaka Malamba Lilo, Judgment Debtor

NOTICE OF SALE IN EXECUTION

08 APRIL 2025, 10:00, 139 Beyers Naude Drive, Franklin Rooseveldt Park

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated 15 AUGUST 2024 in in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG WESTon TUESDAY, 8 APRIL 2025, at 10:00at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, JOHANNESBURG the highest bidder subject to a reserve price of R750 000.00

ERF 240 CHRISVILLE TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 818 (EIGHT HUNDRED AND EIGHTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T46482/2019, SUBJECT TO THE CONDITIONS THEREIN, CONTAINED. (`the property')

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

MAIN BUILDING CONSISTING OF: 4 bedrooms, 1 lounge, 1 dining room, 1 living room, 1 kitchen, 3 bathrooms, 1 entrance hall, 1 study, 1 laundry, 1 pantry, 1 separate toilet and 1 balcony/patios.FLAT LETS / COTTAGES CONSISTING OF: 3 bedrooms, 2 bathrooms, lounge, dining room and 1 kitchen.OUTBUILDING CONSISTING OF: 1 bedroom, 1 bathroom and 1 single garage - WHICH CANNOT BE GUARANTEED

The property is situated at: 30 WINNIFRED STREET, CHRISVILLE, JOHANNESBURG, 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 by bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff JOHANNESBURG WEST at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, IOHANNESBURG.

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 R30 000.00 (REFUNDABLE)via eft prior to the commencement of the auction in order to obtain a buyer's card.
- 4. Registration for auction is open the day before the sale from 9:30 to 13:00 pm and closes at 9:30 on the day of auction no exceptions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, JOHANNESBURG during normal office hours from Monday to Friday.

Dated at Johannesburg, 12 FEBRUARY 2025.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel: 011-292-5777. Fax: 011-2925775. Ref: N GAMBUSHE/JD/MAT36271. The Citizen.

AUCTION

Case No: 2022/57197 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and LAWRENCE SABELO NKOSI, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

17 APRIL 2025, 09:00, THE SHERIFF'S STORAGE FACILITY - 18 MOORE AVENUE, BENONI

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 23 rd of May 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of Sheriff on the High Court for the district of BENONI on THURSDAY the 17 TH day of April 2025 at 09:00 at THE SHERIFF'S STORAGE FACILITY - 18 MOORE AVENUE, BENONI with a reserve price of R331,000.00.

CERTAIN: ERF 6895 CRYSTAL PARK EXTENSION 67 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 250 (TWO HUNDRED AND FIFTY) SQUARE METRE, HELD BY DEED OF TRANSFER NUMBER T31116/201, SUBJECT TO SUCH CONDITIONS THEREIN CONTAINED.

ZONING: Residential (not guaranteed)

The property is situated at 6895 NICOL STREET, CRYSTAL PARK EXT 67, BENONI and consists of a Lounge, Kitchen, 3 Bedrooms, 2 Bathrooms, a Shower and 2 Water Closets (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of BENONIsituated at THE SHERIFF'S OFFICE, 2A MOWBRAY AVENUE, BENONIor at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

- a) Directive of the Consumer Protection Act 68 of 2008.
- (URL http://www.info.gov.za/view/DownloadFileAction?id=99961)
- b) FICA legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers must 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 JANUARY 2025.

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/MAT103886. R. NEL.

AUCTION

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

Case No: 11550/2018

In the matter between: SAWINDU 08 (RF)(PTY) LIMITED, Execution Creditor/Plaintiff and BHEKINKOSI POSTOLO KHOZA (Id No: 880824 5631 088), 1st Execution Debtor/Defendant and MASIBHUBHANE WITNESS MDHULI (Id No: 910616 0511 081), 2nd Execution Debtor/Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 09:30, SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 27TH JUNE 2019 in terms of which the following property will be sold in execution on 11TH APRIL 2025 at 09h30 by the SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG to the highest bidder with reserve price of R400 000.00: PORTION 153 OF ERF 8154 WINDMILL PARK EXTENSION 19 TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 188 (ONE HUNDRED AND EIGHTY-EIGHT) SQUARE METRES, HELD UNDER DEED OF TRANSFER NUMBER T54880/2015. SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: ERF 8154 - 153 TSHEKANE STREET, EXTENSION 19, WINDMILL PARK, BOKSBURG DOMICILIUM ADDRESS: 109 INYALA STREET, VOSLOORUS, BOKSBURG ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 3X BEDROOMS, KITCHEN, LOUNGE, 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 BOKSBURG. The office of the SHERIFF BOKSBURG will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (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 BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG.

Dated at SANDTON, 25 FEBRUARY 2025.

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: HOU82/0064. -.

AUCTION

Case No: 2022-046905 Docex: 172, Johannesburg

Case No: 2022/023132

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and DAWID JOHANNES PETRUS,
1st Defendant and ANGELINE CHARLOTTE PETRUS, 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 APRIL 2025, 10:00, 61 VAN RIEBEECK AVENUE, ALBERTON

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 18 th of April 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SHERIFF JOHANNESBURG SOUTH on TUESDAY the 15 TH day of APRIL 2025 at 10:00 at 61 VAN RIEBEECK AVENUE, ALBERTON to the highest bidder with a reserve price of R1 113 000.00

CERTAIN: ERF 439 BASSONIA EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R.,, PROVINCE OF GAUTENG, MEASURING 842 (EIGHT HUNDRED AND FORTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T9666/2018.

ZONING: General Residential (not guaranteed)

The property is situated at 25 JAKKALBESSIE AVENUE, BASSONIA EXT 1 and consists of a single storey freestanding main building with brick walls, slate roof, tile and laminated floors, a lounge, a dining room, a study, 4 bedrooms, a kitchen, a pantry, a laundry, 3 bathrooms, 2 showers, 4 toilets as well as a single storey outbuilding with brick walls, slate roof, tile floors, 1 bedroom, a kitchen, a scullery, 1 bathroom, 1 shower, 1 toilet and 2 garages and a swimming pool with paving with a brick boundary wall (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale. The conditions, rules of this auctions and a full advertisement can be inspected 24 hours before the auction at the offices of the said sheriff of the High Court for the district of SHERIFF JOHANNESBURG SOUTHsituated at 61 VAN RIEBEECK AVENUE, ALBERTON or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

- a) Directive of the Consumer Protection Act 68 of 2008 as amended. (URL http://www.info.gov.za/view/DownloadFileAction?id=99961)
 - b) FICA legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers must register prior to the auction and pay a deposit of R50,000.00 (EFT) that must reflect in the sheriff's account prior to the sale and which amount is refundable.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

The office of the SHERIFF JOHANNESBURG SOUTHwill conduct the sale with auctioneers J.A. THOMAS and/or A JEGELS.

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

Dated at JOHANNESBURG, 20 FEBRUARY 2025.

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/MAT98292. R. NEL.

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

In the matter between: THE BODY CORPORATE OF NORMANDY, Applicant and MAGGIE NERISSA RADEBE (ID NO: 560930 0735 08 4), First Respondent and CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, Second Respondent

NOTICE OF SALE IN EXECUTION

08 APRIL 2025, 10:00, Sheriff Johannesburg West at 139 Beyers Naude Drive, Franklin Rooseveldt Park

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court, in the suit, a sale with a reserve price set at R208,000.00 to the highest bidder, will be held by the Sheriff Johannesburg West at 139 Beyers Naude Drive, Franklin Rooseveldt Park on 8 April 2025 at 10:00 of the undermentioned property. Certain: a) SECTION NO. 29 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS 1/1999, IN THE SCHEME KNOWN AS NORMANDY IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ORMONDE EXT. 26;1178;0: 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. ST 292/1999 (KNOWN AS AND SITUATED AT: 29 Normandy, 1178 Trefnant road, Ormonde Ext. 26 which consist of lounge, kitchen, 3 bedrooms, 1 bathroom and a separate toilet. Zoned: residential 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. A deposit of 10% of purchase price immediately on demand by the sheriff. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee), to be approved by the plaintiff's attorney, which shall be furnished to the sheriff within 21 days after the date of sale. 3. The rules of auction are available 24 hours prior to the auction at the offices of the SHERIFF JOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK. The office of the Sheriff Johannesburg WEST will conduct the sale. Registration as buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 68 of 2008 (url http://www.infp.gov.za/view/downloadfileaction?id=99961) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the sheriff, during office hours at SHERIFF IOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK.

Dated at PRETORIA, 05 FEBRUARY 2025.

Attorneys for Plaintiff(s): BEYERS INCORPORATED ATTORNEYS, 369 TRAM STREET, BROOKLYN, PRETORIA. Tel: (012) 346 3148. Fax: -. Ref: Mr R Beyers/Bey001/T126). -.



Case No: 2023-086908 PH46A

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

In the matter between: ABSA Bank Limited ,Judgement Creditor and Tamsanqa Agent Ngcani, 1st Judgement and Debtor Zukiswa Ntluko Ngcani, 2nd Judgement Debtor NOTICE OF SALE IN EXECUTION

16 APRIL 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 ACTING SHERIFF JOHANNESBURG EAST to the highest bidder SUBJECT TO A RESERVE PRICE OF R435 000.00 and will be held at 61 VAN RIEBEECK AVENUE, ALBERTON on 16 APRIL 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:

PORTION 309 (A PORTION OF PROTION 80) OF ERF 357 LOMBARDY EAST TOWNSHIP, Registration Division I.Q., Province of GAUTENG, being 3 DONNE CRESCENT, LOMBARDY EAST

MEASURING: 275 (TWO HUNDRED AND SEVENTY FIVE) Square Metres;

HELD under Deed of Transfer No. T107885/2006

Situated in the Magisterial District of ACTING SHERIFF JOHANNESBURG EAST.

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

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

OUTSIDE BUILDINGS: NONE

SUNDRIES: NONE

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

Dated at Hammond Pole Majola Inc., Boksburg, 17 FEBRUARY 2025.

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: MAT455132/AP/MV. Hammond Pole Majola Inc, Boksburg.

AUCTION

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

In the matter between: ABSA BANK LIMITED (Reg nr: 1986/004794/06), Execution Creditor and SHOSALOWE INVESTMENTS (PTY) LTD (Reg Nr: 2006/00902/07), 1st Execution Debtor and LUKAS JURIE NIEMAND (ID: 670310 5011 08 7), 2nd Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

14 APRIL 2025, 09:00, Sheriff Brits at 62 Ludorf Street, Brits

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Rule 31(2)(a), Rule 46(1)(a)(ii) & Rule 46A order granted on 2 December 2022, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff Brits at 62 Ludorf Street, Brits on 14 APRIL 2025 at 09h00, which is more fully described as: CERTAIN: PORTION 21 (A PORTION OF PORTION 7) OF THE FARM MAMAGALIESKRAAL 420 REGISTRATION DIVISION I.Q., PROVINCE OF NORTH WEST MEASURING 8,5653 (EIGHT COMMA FIVE SIX FIVE THREE) SQUARE METRES HELD BY DEED OF TRANFER NO T164305/2007 THE PROPERTY IS ZONED AS: RESIDENTIAL at situated at Portion 21 (A Portion of Portion 7) of the farm Mamagalieskraal 420, Registration Division J.Q. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS Main Building: 1x Entrance Hall, 1x Lounge, 1x Dining Room, 1x Living Room, 1x Study, 1x Kitchen, 1x Scullery, 3x Bedrooms, 2x Bathrooms, 1x Separate Toilet Flat: 1x Lounge, 1x Dining Room, 1x Kitchen, 3x Bedrooms, 1x Bathroom Outbuilding: 5x Storerooms, 1x Double Garage, 1x Double Carport The immovable property registered in the name of the Defendant is situated in the Magisterial District of Madibeng The court set a reserve price for at R 1 000 000.00 (One Million Rand) A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: http://thornton.co.za/resources/34180 rg9515 gon293.pdf Inspect Conditions atSheriff Brits during office hours.

Dated at PRETORIA, -.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Tel: 012 470 7537. Fax: 012 470 7766. Ref: PR4558/ak/MW Letsoalo. -.

AUCTION

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

Case No: 48084/2023

Case No: 66715/2019

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

Execution Debtor

NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 10:00, ACTING SHERIFF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA

Case No: 39140/2016

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA GAUTENG DIVISION. PRETORIA, IN THE SUIT, A SALE WITH A RESERVE PRICE OF R450 000,00 WILL BE HELD AT THE OFFICES OF THE ACTING SHERIFF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA ON 11 APRIL 2025 AT 10:00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE RULES OF THE AUCTION AND CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICES OF THE SHERIFF, 24 HOURS PRIOR TO THE AUCTION Certain: ERF 20232 PROTEA GLEN EXTENSION 20 TOWNSHIP REGISTRATION DIVISION I.Q THE PROVINCE OF GAUTENG HELD BY DEED OF TRANSFER NO. T44785/2015 Measuring: 300 (THREE HUNDRED) SQUARE METRES ALSO KNOWN AS: 94 NILE STREET, PROTEA GLEN EXTENSION 20 Zoning: Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of IMPROVEMENTS: THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" MAIN BUILDING: 1 LOUNGE, 1 KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 SHOWER, 2 W/C, 2 SERVANT ROOMS, 1 STOREROOM, 2 SHOWER/W/C The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at www.greengazette.co.za. The Purchaser (otherthan the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shell be furnished to the sheriff within 21 days after the sale., provided that satisfactory proof of payment be furnished immediately on demand to the Sheriff. All bidders are required to present their Identity Document together with their proof or residence for FICA compliance. All bidders are required to pay R50 000,00 (refundable) registration fee one (1) day prior to the date of the sale, EFT or bank quarantee cheque, no cash accepted, in order to obtain a buyers card. The auction will be conducted by the Acting Sheriff, Mr Rudi Vermeulen, or his deputy.

Dated at -, -.

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

AUCTION

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

In the matter between: ABSA BANK LIMITED Execution Creditor/Plaintiff and ALETTA SITHEBE (Id No: 740304 0469 081), Execution Debtor/Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00, SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 23RD of JUNE 2017 in terms of which the following property will be sold in execution on 10th of APRIL 2025 at 10h00 by the SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH to the highest bidder with reserve of R170 000.00: ERF 4380 NALEDI TOWNSHIP, REGISTRATION DIVISION I.O, PROVINCE OF GAUTENG, MEASURING 226 (TWO HUNDRED AND TWENTY-SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T15935/2001; SITUATED AT: 95/4380 NAPE STREET, NALEDI, 1861 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: DINING ROOM, LOUNGE, KITCHEN, 3X BEDROOMS, 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 SOWETO WEST. The offices of the Sheriff for SOWETO WEST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions,

inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (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 offices of SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH.

Dated at SANDTON, 24 FEBRUARY 2025.

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: ABS697/1163. -.

AUCTION

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

Case No: 24784/2022

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration No: 1962/000738/06), Execution Creditor/Plaintiff and JEANETTE BUSISIWE MAKHALE (Id No: 680502 0621 088), 1st Execution Debtor/Defendant and BUTINYANA JACOB MAKHALE (Id No: 590408 5677 084), 2nd Execution Debtor/Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, SHERIFF ROODEPOORT SOUTH, 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 16th JANUARY 2023 in terms of which the following property will be sold in execution on 11th APRIL 2025 at 10:00 by the SHERIFF ROODEPOORT SOUTH at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT to the highest bidder with reserve of R460 000.00 PORTION 42 OF ERF 10644 DOBSONVILLE EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, IN EXTENT 252 (TWO HUNDRED AND FIFTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T25332/2006. SUBJECT TO THE CONDITIONS CONTAINED THEREIN AND ESPECIALLY SUBJECT TO THE RESERVATION OF MINERAL RIGHTS (" the property") SITUATED AT: 10644 / 42 MALALANE STREET, DOBSONVILLE EXTENSION 3 DOMICILIUM ADDRESS: 29 BANGOR ROAD, RIDGEWAY ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not quaranteed: MAINBUILDING: LOUNGE, DINING ROOM, 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 SOUTH. The office of the Sheriff for ROODEPOORT SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. 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 R10 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF ROODEPOORT SOUTH at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT.

Dated at SANDTON, 20 FEBRUARY 2025.

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: S1663/8808. -.

AUCTION

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

Case No: 052017/2022

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration No: 2006/021576/07), Execution Creditor/Plaintiff and LANCHESTER DELANO LAWSON (Identity Number: 950206 5207 082), Execution Debtor/Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00, SHERIFF PRETORIA SOUTH EAST at AZANIA BUILDING, COR ISCOR AVENUE & IRON TERRACE WEST PARK

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 07th day of OCTOBER 2024 respectively in terms of which the following property will be sold in execution on 10TH day of APRIL 2025 at 10H00 by the SHERIFF PRETORIA SOUTH EAST at AZANIA BUILDING, COR ISCOR AVENUE & IRON TERRACE WEST PARK to the highest bidder with reserve R340 000.00 A unit consisting of- a) SECTION NO. 28 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS61/1986 IN THE SCHEME KNOWN AS PLEINWALK IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 1392 SUNNYSIDE TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 38 (THIRTY 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 ST59948/2021 AND SUBJECT TO SUCH CONDITIONS THEREIN CONTAINED. ("the Property") ALSO KNOWN AS: UNIT 28 PLEINWALK, 150 PLEIN STREET, SUNNYSIDE, PRETORIA DOMICILIUM ADDRESS: 70 GORDON ROAD, KIBLER PARK, JOHANNESBURG SOUTH The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, 1X 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 PRETORIA SOUTH EAST. The office of the SHERIFF PRETORIA SOUTH EAST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (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 PRETORIA SOUTH EAST at AZANIA BUILDING, COR ISCOR AVENUE & IRON TERRACE WEST PARK.

Dated at SANDTON, 25 FEBRUARY 2025.

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: THE1797/0507. -.

AUCTION

Case No: 32552/2021

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

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and ESTELLE STEYN, Id No: 600425 0077 084, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 APRIL 2025, 10:00, SHERIFF JOHANNESBURG WEST at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 08TH of MAY 2024 in terms of which the following property will be sold in execution on 08TH APRIL 2025 at 10:00 by SHERIFF JOHANNESBURG WEST at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK to the highest bidder with reserve of R1 100 000.00 ERF 1249 MONDEOR TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, IN EXTENT 2 052 (Two Thousand and Fifty Two) SQAURE METRES, HELD BY DEED OF TRANSFER NUMBER T50522/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO. ("the Property") SITUATED AT: 284 CHELVERTON AVENUE, MONDEOR, JOHANNESBURG ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, 4X BEDROOMS, 3X BATHROOMS (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office SHERIFF JOHANNESBURG WEST The offices of the Sheriff for JOHANNESBURG WEST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961) B) FICA legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R30 000.00 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 IOHANNESBURG WEST at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK.

Dated at SANDTON, -.

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: SAHL/0667. -.

AUCTION

Case No: 16683/2022 Docex: 19, Pretoria

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

In the matter between: NEDBANK LIMITED (previously known as NEDCOR BANK LIMITED), Plaintiff and SEWPERSAD, SHANE FIRST, DEFENDANT and SEWPERSAD, DEVIRANI, SECOND DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, ACTING SHERIFF OF THE HIGH COURT, WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA

In pursuance of judgment granted by this Honourable Court and a Warrant of Execution issued thereafter, the under mentioned immovable property will be sold in Execution with a reserve price of R400 000.00, subject to conditions of sale by THE ACTING SHERIFF OF THE HIGH COURT, WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA on 11 APRIL 2025 at 10h00. Full Conditions of Sale can be inspected at the OFFICES OF THE ACTING SHERIFF OF THE HIGH COURT WESTONARIA, AT 50 EDWARDS

Case No: 2023/062846

AVENUE, WESTONARIA (24 HOURS PRIOR TO THE AUCTION) 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. ("VOETSTOOTS"). PROPERTY: ERF 1612 LENASIA SOUTH TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG MUNICIPALITY REGISTRATION DIVISION: I.Q., MEASURING: 600 (SIX HUNDRED) SQUARE METRES GAUTENG PROVINCE HELD UNDER DEED OF TRANSFER NO: T32370/2016. PROPERTY ZONED: Residential ALSO KNOWN AS: CAMELIA STREET, (ERF 1612), LENASIA SOUTH, JOHANNESBURG. IMPROVEMENTS: TILED ROOF HOUSE CONSISTING OF: LOUNGE, DINING ROOM, KITCHEN, TV ROOM, STUDY, 4 BEDROOMS, 3 W.C. & SHOWER, 1 BATHROOM. SINGLE GARAGE WITH CARPORT. FENCED PALISADE IN THE FRONT AND WALLS ON THE SIDES AND AT THE BACK. (PARTICULARS NOT GUARANTEED). Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL http:// www.info.gov.za/view/DownloadFileAction?id=99961) b) FICA - legislation i.r.o. proofof identity and address particulars. c) Payment of a Registration Fee of R50,000.00 1 day prior to the date of sale, EFT or bank guarantee cheque, no cash accepted in order to obtain a buyer's card. d) Registration conditions The 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. Purchaser shall pay the sheriff a deposit of 10 per cent of the purchase price in cash or by bank guaranteed cheque on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. Should the purchaser received possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price from date of occupation of the property to date of registration.

Dated at -, -.

Attorneys for Plaintiff(s): VAN HEERDENS INC t/a VHI ATTORNEYS, i@Consulting Building, Block@ Nature, Block B, 2nd Floor, 472 Botterklapper Street, Die Wilgers, Lynnwood, Pretoria East. Tel: 012-111 0121. Fax: -. Ref: GROENEWALD/LL/GN3327. -.

AUCTION

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

In the matter between: Firstrand Bank Limited, Applicant and Sanesh Kumar Sewnarain, ID: 8302155060082, 1st Respondent, Natasha Prianca Naidoo, ID: 8902280116087, 2nd Respondent, City of Johannesburg Metropolitan Municipality, 3rd Respondent and The Body Corporate of Caymans, 4th Respondent

NOTICE OF SALE IN EXECUTION

16 APRIL 2025, 11:00, Sheriff Randburg South West at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avene, Craighall, Randburg

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First and Second Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R100000.00 to the highest bidder, will be held by the SHERIFF RANDBURG SOUTH WEST at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG on 16 APRIL 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: (a) SECTION NO. 157 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS124/1999, IN THE SCHEME KNOWN AS CAYMANS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT BROMHOF EXTENSION 57, TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 83 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 ST14829/2017; AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

Situated: DOOR 157 CAYMANS, 332 KELLY STREET, BROMHOF EXT 57, RANDBURG

Zoned: RESIDENTIAL

The property consists of UNIT CONSISTING OF LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, LOFTROOM AND BALCONY, SHOWER, TOILET AND CARORT. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

- 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and a minimum of R3000.00 plus vat.
- 2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or eft on the date of the sale. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.
- 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.
- 4. The rules of auction are available 24 hours prior to the auction at the offices of the SHERIFF RANDBURG SOUTH WEST at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG. The office of the SHERIFF RANDBURG SOUTH WEST will conduct the sale.

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

- (a) Directive of the consumer protection act 68 of 2008 (url http://www.info.gov.za/view/downloadfileaction?id=99961)
 - (b) Fica-legislation proof of identity and address particulars
- (c) Payment of a refundable registration fee in the amount of R50 000.00 is payable prior to the commencement of the auction in order to obtain a buyer's card.
 - (d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF RANDBURG SOUTH WEST at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG.

Dated at PRETORIA, 29 JANUARY 2025.

Attorneys for Plaintiff(s): RWL INC.,, Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT17127 R VAN DEN BURG LVDW. -.

AUCTION

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

In the matter between: Firstrand Bank Limited, Applicant and Cleopatra Rhulani Mhangane, ID: 8508040812087, 1st Respondent and City of Johannesburg Metropolitan

Case No: 2024/042887

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, Sheriff Westonaria at 50 Edwards Avenue, Westonaria

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the 1st Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R510 000.00 to the highest bidder, will be held at the SHERIFF'S OFFICE, WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA on 11 April 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.

Certain: ERF 14406 PROTEA GLEN EXTENSION 13 TOWNSHIP; REGISTRATION DIVISION I.Q. GAUTENG PROVINCE; MEASURING: 250 SQUARE METRES; HELD BY DEED OF TRANSFER NO: T24003/09; SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated: 105 BLEHAMBRA CRESCENT, PROTEA GLEN EXT 13, SOWETO

Zoned: RESIDENTIAL

Municipality, 2nd Respondent

The property consists of DWELLING WITH LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM AND TOILET. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and a minimum of R3000.00 plus vat.

- 2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or eft on the date of the sale. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.
- 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.
- 4. The rules of auction are available 24 hours prior to the auction at the offices of the SHERIFF'S OFFICE, WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA. The acting sheriff Mr Rudi Vermeulen 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) 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.
 - (d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF'S OFFICE, WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA.

Dated at PRETORIA, 19 FEBRUARY 2025.

Attorneys for Plaintiff(s): RWL INC.,, Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT18407 R VAN DEN BURG LVDW. -.

AUCTION

Case No: 2023-054269 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and ANVER SCHEEPERS, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 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 14 th of November 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of ROODEPOORT on FRIDAY the 11 TH day of APRIL 2025 at 10:00 at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the highest bidder with a reserve price of R464,531.56

CERTAIN:

ERF 2025 FLORIDA EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 1041 (ONE THOUSAND AND FORTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T82200/2004

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

ZONING: Residential (not guaranteed)

The property is situated at 25 ENA STREET, FLORIDA consists of 3 bedrooms, 1 bathroom, 1 dining room, 1 lounge, 1 carport, kitchen, swimming pool, granny flat, plaster fencing, iron roof, tiled floors (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 ROODEPOORTsituated 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 JOHANNESBURG, 20 FEBRUARY 2025.

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/MAT69941. R. NEL.

AUCTION

Case No: 70566/2017 Docex: 97, Pretoria

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

In the matter between: ABSA Bank, Execution Creditor and ADRIANUS WILHELMUS CORNELIS SCHUURMAN, ID: 5801295123182, First Judgment Debtor and MARYKA SCHUURMAN, ID: 5911220109089, Second Judgment Debtor

NOTICE OF SALE IN EXECUTION

09 APRIL 2025, 10:00, Sheriff Secunda/Highveldridge/Evander, 25 Pringle Street, Secunda

A sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, and further pursuant to the judgment orders granted by the above Honourable Court against the Judgement Debtors respectively on 26 February 2018 and 31 October 2018 in the above action. A sale in execution without a reserve price will be held by the Sheriff of the High Court, SECUNDA at 25 Pringle Street, Secunda, Mpumalanga Province on WEDNESDAY, 9 APRIL 2025 at 10H00 of the undermentioned property of the Judgment Debtors to the highest bidder, on the Conditions of Sale to be read by the Sheriff at the time of the sale, which Conditions of Sale will lie for inspection during office hours for FIFTEEN (15) days prior to the sale at the offices of the Sheriff, Secunda at 25 Pringle Street, Secunda, Mpumalanga Province.

Certain: Erf 3644 Secunda Extension 8 Township, Registration Division I.S., Mpumalanga Province Measuring: 1225 (one thousand two hundred and twenty-five) square meters and held by the Judgment Debtors in Terms of Deed of Transfer Nr T117747/2004.

Street Address: 17 Geelhout Street, Secunda.

The Property Is Zoned As: Residential

Improvements are as follows:

Internal Dwelling: Entrance hall, Lounge, Dining room, Kitchen, 3 Bedrooms, 2 Bathrooms (all with ceramic tile floors) - Walls: Face Brick, Roof: Clay Tiles, Window: Steel.

Out Building: Garage, Staff Quarters, Staff Bathroom (all with Concrete floors) - Walls: Face Brick, Roof: Clay Tiles, Window: Steel.

Cottage/ Flat: Lounge, Kitchen, 2 Bedrooms, Bathroom (all with ceramic tile floors) - Walls: Face Brick, Roof: Clay Tiles, Window: Steel.

Boundary wall: Palisades and precast walls

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, 27 FEBRUARY 2025.

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: MAT107789/E NIEMAND/ME. -.

AUCTION

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

Case No: 2024/043155

In the matter between: Firstrand Mortgage Co (RF) (Proprietary) Limited, Applicant and Katlego Amos Motaunyane, ID:9607105190089 1st Respondent, City of Johannesburg Metropolitan Municipality, 2nd Respondent and Isiqalo Esisha Body Corporate, 3rd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, Sheriff Roodepoort South at 182 Progress Road, Technikon, 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 R350000.00 to the highest bidder, will be held by the SHERIFF ROODEPOORT SOUTH at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT on 11 April 2025 at 10:00AM of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: A UNIT CONSISTING OF -

- (a) SECTION NO. 29 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS66/2021, IN THE SCHEME KNOWN AS ISIQALO ESISHA, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT FLEURHOF EXTENSION 7 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 39 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. ST26988/2021 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED, Situated: DOOR 29 ISIQALO ESISHA, ASSEGAAI STREET, FLEURHOF EXTENSION 7, ROODEPOORT, GAUTENG

Zoned: RESIDENTIAL

The property consists of DWELLING WITH LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM TOILET AND LAUNDRY. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

- 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and a minimum of 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 ROODEPOORT SOUTH at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT. The office of the Sheriff Roodepoort South will conduct the sale.

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

- (a) Directive of the consumer protection act 68 of 2008 (url http://www.info.gov.za/view/downloadfileaction?id=99961)
 - (b) Fica-legislation proof of identity and address particulars
- (c) Payment of a refundable registration fee in the amount of R50 000.00 is payable prior to the commencement of the auction in order to obtain a buyer's card.
 - (d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF ROODEPOORT SOUTH at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT.

Dated at PRETORIA, 19 FEBRUARY 2025.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT18466 R VAN DEN BURG/LVDW. -.

AUCTION

Case No: 60004/2024 PH46A

Case No: 54710/2020

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

In the matter between: Firstrand Bank Limited, Judgement Creditor and Khanyisa Rejoice Qomoyi, Judgement Debtor

NOTICE OF SALE IN EXECUTION

16 APRIL 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 abovementioned suit, the property shall be sold by the sheriff Lenasia- Soweto East to the highest bidder subject to a reserve of R220 000.00 and will be held at No 5 2nd Avenue cnr Station Road Armadale (known as viking) on 16 April 2025 at 08H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at No 52nd Avenue Cnr Station Road Armadale (known as viking) prior to the sale.

Certain: Erf 2815 Eldorado Park Extension 3 Township , Registration Division I.Q., Province of Gauteng being 5 (2815) Moepel Avneue , Eldorado Park Ext 3, Soweto

Measuring: 369 (Three Hundred and Sixty Nine) Square Meters

Held under Deed of Transfer No. T3136/2009

Situated in the Magisterial Dictrict of Lenasia North.

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

Main Building: Lounge, Dining Room, Kitchen, 2 Bedrooms, Bathroom, WC.

Outside Buildings: 1 Garage.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 19 FEBRUARY 2025.

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: MAT458941/AF/VT. Hammond Pole Majola Inc, Boksburg.

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

In the matter between: Standard Bank of South Africa Limited, Execution Creditor and David Mbonane, First Judgment Debtor and Phindile Mbonane, Second Judgment Debtor

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, 2241 cnr Rasmeni and Nkopi Street, Protea North

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Soweto West, at the Sheriff's offices, 2241 cnr Rasmeni and Nkopi Street, Protea North on Thursday, 10 April 2025 at 10h00, subject to a reserve price of R 755 000.00. Full conditions of sale can be inspected at the Sheriff Soweto West, 2241 cnr Rasmeni and Nkopi Street, Protea North, 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 1321 Jabulani Township Registration Division: IQ Gauteng Province Measuring: 604 square metres Deed of Transfer: T49639/2014 Also known as: 1321 Sondla Street, Jabulani. Magisterial District: Johannesburg Central Improvements: Main Building: 2 bedrooms, kitchen, dining room. Outbuilding: 1 garage, 4 x outbuildings. 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, 18 MARCH 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/F6387. -.

AUCTION

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

Case No: 041676/2023

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration No: 2006/021576/07), Execution Creditor/Plaintiff and QUINTON ADRIAN JOHN CARROLL (Identity Number: 710131 5079 086), First Execution Debtor/Defendant and MONIQUE CARROLL (Identity Number: 790130 0101 088), Second Execution Debtor/Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 09:00, SHERIFF PALM RIDGE at 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 18th day of SEPTEMBER 2024 respectively in terms of which the following property will be sold in execution on 09th day of APRIL 2025 at 09H00 by the SHERIFF PALM RIDGE at 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH to the highest bidder with reserve R750,000.00 A unit consisting of-ERF 3133 BRACKENDOWNS EXTENSION 5 TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING 945 (NINE HUNDRED AND FORTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T4375/2017 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ("The Property") ALSO KNOWN AS: 43 LETABA STREET, BRACKENDOWNS EXT 5, ALBERTON DOMICILIUM ADDRESS: 3 BRACKEN PARK ROY CAMPBELL STREET, BRACKENHURST, ALBERTON The following information is furnished but not quaranteed: MAINBUILDING: LOUNGE, DINING ROOM, KITCHEN, 3X BEDROOMS, 2X BATHROOMS (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 quarantee 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 PALM RIDGE. The office of the SHERIFF PALM RIDGE will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a 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 R25 000.00 (PHYSICAL AUCTION)

R40 000.00 (ONLINE AUCTION) (refundable) D) Registration conditions. NB: In terms of Rule 46: 1 (8) (a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF PALM RIDGE at 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH.

Dated at SANDTON, 18 FEBRUARY 2025.

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: R GCUMENI/THE1797/0598. -.

AUCTION

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

Case No: 70566/2017 Docex: 97, Pretoria In the matter between: ABSA Bank, Execution Creditor and ADRIANUS WILHELMUS CORNELIS SCHUURMAN, ID: 5801295123182, First Judgment Debtor and MARYKA SCHUURMAN, ID: 5911220109089, Second Judgment Debtor

NOTICE OF SALE IN EXECUTION

09 APRIL 2025, 10:00, Sheriff Secunda/Highveldridge/Evander, 25 Pringle Street, Secunda

A sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, and further pursuant to the judgment orders granted by the above Honourable Court against the Judgement Debtors respectively on 26 February 2018 and 31 October 2018 in the above action. A sale in execution without a reserve price will be held by the Sheriff of the High Court, SECUNDA at 25 Pringle Street, Secunda, Mpumalanga Province on WEDNESDAY, 9 APRIL 2025 at 10H00 of the undermentioned property of the Judgment Debtors to the highest bidder, on the Conditions of Sale to be read by the Sheriff at the time of the sale, which Conditions of Sale will lie for inspection during office hours for FIFTEEN (15) days prior to the sale at the offices of the Sheriff, Secunda at 25 Pringle Street, Secunda, Mpumalanga Province.

Certain: Erf 3644 Secunda Extension 8 Township, Registration Division I.S., Mpumalanga Province Measuring: 1225 (one thousand two hundred and twenty-five) square meters and held by the Judgment Debtors in Terms of Deed of Transfer Nr T117747/2004.

Street Address: 17 Geelhout Street, Secunda.

The Property Is Zoned As: Residential

Improvements are as follows:

Internal Dwelling: Entrance hall, Lounge, Dining room, Kitchen, 3 Bedrooms, 2 Bathrooms (all with ceramic tile floors) - Walls: Face Brick, Roof: Clay Tiles, Window: Steel.

Out Building: Garage, Staff Quarters, Staff Bathroom (all with Concrete floors) - Walls: Face Brick, Roof: Clay Tiles, Window: Steel.

Cottage/ Flat: Lounge, Kitchen, 2 Bedrooms, Bathroom (all with ceramic tile floors) - Walls: Face Brick, Roof: Clay Tiles, Window: Steel.

Boundary wall: Palisades and precast walls

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, 27 FEBRUARY 2025.

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: MAT107789/E NIEMAND/ME. -.

(GAUTENG DIVISION, PRETORIA)

Case No: 27296/2024 IN THE HIGH COURT OF SOUTH AFRICA

In the matter between: NEDBANK LIMITED, Plaintiff and FIRST DEFENDANT: NEO SESHABELA, ID NO. 941210 5736 084 and SECOND DEFENDANT: JEANETA KELETSO MMOTLA, ID NO. 941212 0680 085

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, SHERIFF CULLINAN MAMELODI, NO. 1 FIRST STREET, CULLINAN

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 R800 000.00 will be held BY THE SHERIFF CULLINAN MAMELODI AT NO. 1 FIRST STREET, CULLIN on 10 APRIL 2025 at 10H00 of the undermentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of Pretoria and the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale, during office hours, at the offices of the

Case No: 2023-036879

SHERIFF CULLINAN MAMELODI AT NO. 1 FIRST STREET, CULLIN, BEING; ERF 526 GLENWAY ESTATE TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING 259 (TWO HUNDRED AND FIFTY NINE) SQUARE METRES HELD BY DEED OF TRANSFER T8291/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 526 ORATOR STREET, GLENWAY ESTATE, MAMELODI EAST, PRETORIA The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING CONSISTING OF (NOT GUARANTEED) 4 X BEDROOMS, 3 X BATH ROOMS, 1 X KITCHEN AND 2 X LIVING ROOM AND 2 X GARAGES In terms of Regulation 26 of the Consumer Protection Act 68 of 2008 potential bidders must register in the bidder's record with the sheriff, prior to the sale, which registration must meet the requirements of the regulations in terms of the Financial Intelligence Centre Act, 38 of 2001. TERMS: 10% (TEN PER CENT) of the purchase price in cash on conclusion of the sale and demand by the Sheriff; the balance payable against registration of transfer - a guarantee to be furnished within 15 (FIFTEEN) days from the date of sale. SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000,00 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PER CENT) ON R100 001.00 (ONE HUNDRED AND ONE THOUSAND RAND) to R400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000.00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 07 MARCH 2025.

Attorneys for Plaintiff(s): Delberg Attorneys, Delberg Attorneys: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Tel: (012) 361 5001. Fax: (012) 361 6311. Ref: VIJAYTA RANA/ kl / NHL0635. -.

AUCTION

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

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Judgement Creditor and KAYLESH RAJEEGOPAL PAKIRY, 1st Judgment Debtor and SHAISTA PAKIRY, 2nd

Judgment Debtor
NOTICE OF SALE IN EXECUTION

15 APRIL 2025, 10:00, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff JOHANNESBURG WEST to the highest bidder subject to a reserve price of R1 050 000.00 and will be held on 15 April 2025 at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK at 10H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, prior to the sale.

CERTAIN:

ERF 713 MONDEOR TOWNSHIP, Registration Division I.R., Province of GAUTENG, being 167 BOSWELL STREET, MONDEOR, MEASURING: 1292 (ONE THOUSAND TWO HUNDRED AND NINETY TWO) Square Metres;, HELD under Deed of Transfer No. T45516/2014, Situated in the Magisterial District of JOHANNESBURG WEST.

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

MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, STUDY, KITCHEN, 5 BEDROOMS, 4 BATHROOMS, BALCONY, STORAGE AREA, COVERED PATIO.

OUTSIDE BUILDINGS: GARAGE, STAFF QUARTERS, STAFF BATHROOM, SHOWER/WC, CARPORT. 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 Ndlovu Inc, Boksburg, 21 FEBRUARY 2025.

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: MAT1765\ LYNETTE CAMERON\TK. Hammond Pole Ndlovu Inc, Boksburg.

AUCTION

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

Case No: 075119/2023

In the matter between: FIRSTRAND BANK LTD, PLAINTIFF and SABELO INNOCENT MEMELA, ID 910805 6340 088, DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 09:00, THE SHERIFF OFFICE OF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R717 907.00 will be held by the SHERIFF OF THE HIGH COURT PALM RIDGE on the 09th day of APRIL 2025 at 09H00 at THE SHERIFF OFFICE OF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH: ERF 5683 ALBERTSDAL EXTENSION 32 TOWNSHIP; REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG; MEASURING 200 (TWO HUNDRED) SQUARE METRES; HELD BY DEED OF TRANSFER T8158/2020; SUBJECT TO THE CONDITIONS CONTAINED THEREIN AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF LEAOPARDS REST HOME OWNERS ASSOCIATION, NPC. REGISTRATION NUMBER 2016/237127/08. BETTER KNOWN AS: 5683 HIGHVELD DUNN STREET, ALBERTSDAL EXT 32 Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (http:// www.info.gov.za/view/downloadfileAction?id=9961) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) All bidders are required to present their Identity Document together with their proof of residence for FICA compliance; d) Payment of a registration fee (Refundable) in cash or EFT for immovable property; e) All bidders are required to pay R25 000.00(PHYSICAL AUCTION) / R40 000.00 (ONLINE AUCTION) (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. f) All conditions applicable to registration. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of 1 Lounge, 1 Kitchen, 3 Bedrooms, 1 Bathroom. Shower, 2 Toilets and 2 Carports.

Dated at PRETORIA, 04 FEBRUARY 2025.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: (012) 325-4185/9. Fax: (086) 775-1985. Ref: C.J VAN WYK/TN/SA3254. -.

AUCTION

Case No: 2023/091961 DX 31 SANDTON SOUARE

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 Huldreech Okongo, Execution Debtor

NOTICE OF SALE IN EXECUTION

08 APRIL 2025, 10:00, 139 Beyers Naude Drive, Franklin Rooseveldt Park

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated 26 AUGUST 2024 in in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG WESTon TUESDAY, 8 APRIL 2025, at 10:00at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, JOHANNESBURG, to the highest bidder subject to a reserve price of R250 000.00.

Case No: 86066/2018

A unit consisting of - (a) Section No. 42 as shown and more fully described on Sectional Plan No. SS132/1985, in the scheme known as GREENACRES in respect of the land and building or buildings situated at WEST TURFFONTEIN TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 80 (EIGHTY) SQUARE METRES in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NUMBER ST2116/2022 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. (`the property')

which is certain, and is zoned as a residential property inclusive of the following: 1 bedroom, 1 bathroom, 1 lounge, 1 kitchen and 1 scullery

WHICH CANNOT BE GUARANTEED

The property is situated at: SECTION 42 (DOOR NO. 207) GREENACRES 75 BEAUMONT STREET, WEST TURFFONTEIN, JOHANNESBURG, 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 by bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff JOHANNESBURG WEST at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, JOHANNESBURG.

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

- 1. Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloandFileAction?id=99961).
 - 2. FICA legislation i.r.o. proof of identity and address particulars.
- 3. Payment of a Registration Fee amounting to R30 000.00 (REFUNDABLE) via eft prior to the commencement of the auction in order to obtain a buyer's card.
- 4. Registration for auction is open the day before the sale from 9:30 to 13:00 pm and closes at 9:30 on the day of auction no exceptions.

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

office of the Sheriff JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, JOHANNESBURG during normal office hours from Monday to Friday.

Dated at Johannesburg, 12 FEBRUARY 2025.

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/MAT36467. The Citizen.

AUCTION

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

In the matter between: ABSA BANK LIMITED (Reg nr: 1986/004794/06), Execution Creditor and SAM GEORGE CHARLEMANJE BADENHORST (ID: 700602 5083 080), 1st Execution Debtor

and SAM GEORGE CHARLEMANJE BADENHORS I (ID: 700602 5083 080), 1st execution Debtor and NTHABISENG MARGARET MASEKO (ID: 810928 0321 08 5), 2nd Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

U DODE 10 00 CL IS C III

10 APRIL 2025, 10:00, Sheriff Cullinan at No 1 First Street, Cullinan

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Rule 31(2)(a), Rule 46(1)(a)(ii) & Rule 46A order granted on 4 November 2024, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff Cullinan at No 1 First Street, Cullinan on 10 APRIL 2025 at 10h00, which is more fully described as: ?

CERTAIN: ERF 19235 MAMELODI TOWNSHIP REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG MEASURING 297 (Two Hundred and Ninety Seven) square metres HELD BY DEED OF TRANSFER NO T99890/2006 SUBJECT TO THE CONDITIONS HEREIN CONTAINED THE PROPERTY IS ZONED AS: RESIDENTIAL at situated at Erf 19235 Mamelodi Township, known as 30 Mohlala Street, Mamelodi West Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS Main Building: 1x Lounge, 1x Dining Room, 1x Kitchen, 3x Bedrooms, 2x Bathrooms Outbuildings: 2x Double Garages The immovable property registered in the name of the Defendant is situated in the Magisterial District of Tshwane Central The amount due to the Municipality estimated as at 14 January 2025 amount to R444 212.57. Neither the sheriff nor the execution creditor warrant the accuracy of the estimate. The court set a reserve price for the Fist Sale at R450 000.00 (Four Hundred and Fifty Thousand Rand) A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: http://thornton.co.za/resources/34180_rg9515_gon293.pdf Inspect Conditions at Sheriff Cullinan during office hours. TIM DU TOIT&COINC.Ref:PR3832/ak/MW Letsoalo Tel: (012) 470 7777 Email: ayesha@timdutoit.co.za

Dated at PRETORIA, -.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Tel: 012 470 7537. Fax: 012 470 7766. Ref: PR3832/ak/MW Letsoalo. -.

Case No: 2023/091018 DX31 SANDTON SQUARE

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

In the matter between Nedbank Limited, Plaintiff and Williams: Raymond Donald, 1st Judgment Debtor and Williams: Antoinette, 2nd Judgment Debtor

NOTICE OF SALE IN EXECUTION

14 APRIL 2025, 10:00, Sheriff Germiston South, 4 ANGUS STREET, GERMISTON

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 22 AUGUST 2024 in terms of which the below property will be sold in execution by the Sheriff GERMISTON SOUTH on 14 APRIL 2025 at 10:00at 4 ANGUS STREET, GERMISTON to the highest bidder with a court reserve of R1 050 000.00

PORTION 110 (A PORTION OF PORTION 19) OF ERF 44 KLIPPOORTJE AGRICULTURAL LOTS, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 1057 (ONE THOUSAND ONE FIFTY SEVEN) SQUARE METRES, HELD UNDER DEED OF TRANSFER T14385/2009 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the mortgaged property")

Which is certain and is zoned as a residential property described as: A single story house comprising of Lounge, Family Room, Dining Room, Kitchen, Laundry room 4x bedrooms, 4 x bathroom, Study, Separate Toilet outside, Double garage with carport, outside storeroom and a swimming pool - WHICH CANNOT BE GUARANTEED.

The property is situated at: 50 VARDY STREET, KLIPPOORTJE, GERMISTON. In the magisterial District of EKURHULENI CENTRAL.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON.

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

- 1. Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloandFileAction?id=99961)
 - 2. FICA legislation i.r.o. proof of identity and address particulars.

- 3. Payment of a Registration Fee in the amount of R20 000.00 (refundable) by way of EFT or a bank guarantee cheque (no cash).
 - 4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff GERMISTON SOUTHat 4 ANGUS STREET, GERMISTONduring normal office hours from Monday to Friday.

Dated at Johannesburg, 18 FEBRUARY 2025.

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/MAT32102/rm. Citizen.

Case No: 2024-009692 Docex: 13 Rivonia

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

In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Zwane, Buyisiwe, Judgement Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 14:00, 61 Van Riebeeck Street, Alberton

In execution of a judgement of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale subject to a reserve of R602,936.00 will be held at the offices of the Acting Sheriff of the High Court, Johannesburg Eastat 61 Van Riebeeck Street, Alberton, on Wednesday the 9 th day of April 2025at 14h00of the undermentioned property of the Judgement Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: ERF 84 CLEVELAND TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER T24144/2021 and situate at 7 QUEEN STREET, CLEVELAND, JOHANNESBURG, GAUTENG, in the Magisterial District of Johannesburg Central. IMPROVEMENTS: The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: SINGLE STOREY CONSTRUCTED OF FACE BRICK WALLS AND CLAY TILED ROOF MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, COVERED PATIO COTTAGE/FLAT: SINGLE STOREY CONSTRUCTED OF BRICK WALLS AND METAL ROOF CONSISTING OF: KITCHEN, BEDROOM, BATHROOM OUTBUILDINGS:SWIMMING POOL PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: The sale will be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court (as amended) and the relevant provisions of the Consumer Protection Act No. 68 of 2008 (as amended) and the Regulations promulgated thereunder which can be viewed at https://www.gov.za/sites/default/files gcis document/ 201409/34180rg9515gon293a.pdf. The Conditions of Sale may be inspected at THE SHERIFF'S OFFICE, JOHANNESBURG EASTat the at 61 VAN RIEBEECK STREET, ALBERTON ,24 hours prior to the auction. TAKE NOTICE THAT: 1. The successful bidder on the day of the sale shall be required to pay to the Sheriff a deposit of ten (10) percent of the purchase price in cash or electronic funds transfer. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Plaintiff and shall be furnished to the Sheriff within twentyone (21) days after the sale. 2. The property may be taken possession of after signature of the conditions of the sale, payment of the deposit and upon the balance of the purchase price being secured. 3. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of one (1) percent of the purchase price per month from date of occupation until date of transfer. 4. All prospective bidders are required to: 4.1 Register with the Sheriff prior to the auction; 4.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 4.3 Pay to the Sheriff a refundable registration fee in the sum of R50 000.00 by way of electronic funds transfer prior to commencement of the auction in order to obtain a buyer's card. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 14 MARCH 2025.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Tel: 0118076046. Fax: 0866143218. Ref: Mr. T Cloete/AD/S57948. -.

AUCTION

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

Case No: 21297/2021

In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LTD, 1st Plaintiff and ABSA BANK LIMITED, 2nd Plaintiff and AOBAKWE EPHRAIM SEIMELO, IDENTITY NUMBER: 980801 5180 087, Defendant

NOTICE OF SALE IN EXECUTION

14 APRIL 2025, 09:00, 62 LUDORF STREET, BRITS, 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 R973 576.05 will be held by the SHERIFF BRITS AT 62 LUDORF STREET, BRITS, NORTH WEST on the 14th day of April 2025 at 09:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of MADIBENG 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 62 LUDORF STREET, BRITS, NORTH WEST.

BEING

PORTION 40 (A PORTION OF PORTION 30) OF FARM SYFERFONTEIN 483 REGISTRATION DIVISION J.O., NORTH WEST PROVINCE. MEASURING 2,1339 (TWO COMMA ONE THREE THREE NINE) HECTARES. HELD BY DEED OF TRANSFER NUMBER T23766/2019. SUBJECT TO THE CONDITIONS THEREIN CONTAINED . PHYSICAL ADDRESS: PORTION 40 (A PORTION OF PORTION 30) OF FARM SYFERFONTEIN 483, NORTH WEST.

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

AN AGRICULTURAL HOLDING CONSISTING OF (NOT GUARANTEED) - MAIN BUILDING: 2X BEDROOMS, 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 2X BATHROOMS, 1X SHOWER, 2X TOILETS AND 2X GARAGES. OUTBUILDING: 2X BEDROOMS, 1X DINING ROOM, 1X KITCHEN, 1X BATHROOM, 1X TOILET AND STORE 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 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 FEBRUARY 2025.

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 / AHL3527. -.

AUCTION

Case No: 35413/2021 DX 136, PRETORIA

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

Case No: 23885/2022

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, (Registration Number: 1962/000738/06), Plaintiff and NICOLAAS GEORGE VAN DER WESTHUIZEN, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, LAMEES BUILDING, CNR FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK

In terms of a judgement granted on 8 JANUARY 2024, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on FRIDAY 11 APRIL 2025 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LAMEES BUILDING, CNR FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK, to the highest bidder subject to a reserve of R235 000,00 (TWO HUNDRED AND THIRTY FIVE THOUSAND RAND). DESCRIPTION OF PROPERTY A Unit consisting of: (a) Section No 15 as shown and more fully described on Sectional Plan No. SS375/1999, in the scheme known as LENBYL in respect of the land and building or buildings situated at VANDERBIJLPARK CENTRAL WEST 2 TOWNSHIP, LOCAL AUTHORITY: EMFULENI LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan, is 78 (SEVENTY-EIGHT) SQUARE METRES in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER ST94832/2012 SUBJECT TO SUCH CONDITIONS AS CONTAINED THEREIN Street address: No. 105 Lenbyl, 29 Becquerel Street, Vanderbiljpark Central West No. 2 IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 1 x Bedroom, 1 x Bathroom, 1 x Toilet The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning: Residential Magisterial District: VANDERBIJLPARK 1. TERMS The purchase price shall be paid as follows: 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LAMEES BUILDING, FRIKKIE MEYER AND RUTHERFORD BOULEVARD, VANDERBIJLPARK. Registration as buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/ DownloadFileAction?id=99961) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of registration deposit of R10 000,00 in cash or EFT. (d) Registration Conditions. (e) The auctioneer will be Mr P Ora. 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, 14 MARCH 2025.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 2nd Floor, Corobay Corner, Dallas Avenue, Menlyn Maine, Pretoria. Tel: (012) 321-1008. Fax: (012) 346-2239. Ref: FORECLOSURES / MAT10204/ TH. -.

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 CARLLO SWANEPOEL, IDENTITY NUMBER: 801230 5030 089, 1st Defendant and YOLANDI SWANEPOEL, IDENTITY NUMBER: 850701 0004 089, 2nd Defendant

NOTICE OF SALE IN EXECUTION

07 APRIL 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 R1 253 835.37 will be held by the SHERIFF CENTURION WEST AT 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION, GAUTENG on the 7th day of APRIL 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: ERF 2567 WIERDA PARK EXTENSION 2 TOWNSHIP REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG MEASURING 1 000 (ONE THOUSAND) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T3413/2020 SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

PHYSICAL ADDRESS: 21 ERMELO STREET, WIERDA PARK EXTENSION 2, 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 DWELLING CONSISTING OF (NOT GUARANTEED):

MAIN BUILDING 1:3X BEDROOMS, 1X BATHROOM, 1X LIVING ROOM, 1X DINING ROOM, 1X LOUNGE AND 1X KITCHEN. MAIN BUILDING 2:3X BEDROOMS, 2X BATHROOMS, 1X LIVING ROOM, 1X DINING ROOM, 1X LOUNGE AND 1X KITCHEN. OUTBUILDING:2X GARAGES AND SWIMMING POOL

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, 10 FEBRUARY 2025.

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 / AHL3805. -.

AUCTION

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

Case No: 2023-073815

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Judgement Creditor and KABELO TSOTETSI, Judgment Debtor

NOTICE OF SALE IN EXECUTION

11 APRIL 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 abovementioned suit, the Property shall be sold by the Sheriff ROODEPOORT SOUTH to the highest bidder without reserve price and will be held on 11 April 2025 at 10H00 at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT 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.

A UNIT CONSISTING OF:

SECTION NO. 31 as shown and more fully described on Sectional Plan No. SS45/2018 in the scheme known as RIDGE VIEW in respect of the land and building or buildings situate at FLEURHOF EXTENSION 20 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;

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. ST11138/2018 and subject to such conditions as set out in the aforesaid deed of transfer, and more specifically to the electricity restrictive conditions.

situated at UNIT 31 RIDGE VIEW, 31 MARA STREET, RIDGE VIEW, FLEURHOF EXT 20. Situated in the Magisterial District of ROODEPOORT SOUTH.

Case No: 2024-033141

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

MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM

OUTSIDE BUILDINGS: NONE

SUNDRIES: NONE

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

Dated at Hammond Pole Ndlovu Inc. Boksburg, 17 FEBRUARY 2025.

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: MAT5526\LC/RL. Hammond Pole Ndlovu Inc, Boksburg.

AUCTION

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

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Judgement Creditor and MORAPEDI DANIEL XABA, 1st Judgment Debtor and AMANDA NOMATHEMBA HULANA, 2nd Judgment Debtor

NOTICE OF SALE IN EXECUTION

11 APRIL 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 R420 000.00 and will be held on 11 APRIL 2025 at 09:30 at 182 LEEUWPOORT STREET, BOKSBURG of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 182 LEEUWPOORT STREET, BOKSBURG, prior to the sale.

A UNIT CONSISTING OF:

SECTION NO. 54 as shown and more fully described on Sectional Plan No. SS46/2017 in the scheme known as WITFIELD RIDGE in respect of the land and building or buildings situate at WITFIELD EXTENSION 46 TOWNSHIP, LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 64 (SIXTY 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. ST3801/2018, situated at UNIT 54 DOOR 54 WITFIELD RIDGE, 41 BIDDULPH STREET, WITFIELD EXT 46, 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, 2 BATHROOMS, COVERED PATIO

OUTSIDE BUILDINGS: NONE

SUNDRIES: NONE

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

Dated at Hammond Pole Ndlovu Inc, Boksburg, 21 FEBRUARY 2025.

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: MAT6196\ LEBOHANG M TK. Hammond Pole Ndlovu Inc, Boksburg.

AUCTION

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

In the matter between: Nedbank Limited, Judgement Creditor and SIPHO VILAKAZI, Judgment Debtor

NOTICE OF SALE IN EXECUTION

09 APRIL 2025, 09:00, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Johannesburg) in the abovementioned suit, the Property shall be sold by the Sheriff PALM RIDGE to the highest bidder subject to a reserve price of R1 000 000.00 and will be held at 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH on 09 APRIL 2025 at 09H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH, prior to the sale.

CERTAIN:

ERF 2467 BRACKENDOWNS EXTENSION 5 TOWNSHIP, Registration Division IR, Province of GAUTENG, being 53 KAMMANASSIE STREET, BRACKENDOWNS EXT 5, ALBERTON

MEASURING: 1881 (ONE THOUSAND EIGHT HUNDRED AND EIGHTY ONE) Square Metres; HELD under Deed of Transfer No. T12744/2021, Situated in the Magisterial District of PALM RIDGE.

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

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

OUTSIDE BUILDINGS: NONE

SUNDRIES: NONE

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

The sale in execution is conducted in accordance to the Consumer Protection Act 88 of 2008 as Amended, in pursuant of and order granted against the Judgment Debtor for money owing to the Judgment Creditor.

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

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

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

Directive of the Consumer Protection Act 68 of 2008

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

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

All bidders are required to present their Identity Document together with their Proof of residence for FICA compliance. All bidders are required to pay R25 000.00 (PHYSICAL AUCTION) / R40 000.00 (ONLINE AUCTION) (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

Dated at Hammond Pole Majola Inc., Boksburg, 17 FEBRUARY 2025.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Vermaak and Partners, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Tel: 0118741800. Fax: 0866781356. Ref: MAT450373\EVT/RL. Hammond Pole Majola Inc, Boksburg.

AUCTION

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

Case No: 13925/2019

Case No: 2282/2022

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

NOTICE OF SALE IN EXECUTION

17 APRIL 2025, 10:00, THE SHERIFF OF BENONI at the SHERIFF'S STORAGE FACILITY situated at 18 MOORE AVENUE, BENONI

In execution of a judgment of the High Court of South Africa (Gauteng Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R650,000.00, will be held by THE SHERIFF OF BENONIat the SHERIFF'S STORAGE FACILITY situated at 18 MOORE AVENUE, BENONIon the 17 TH day of APRIL 2025at 10h00of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of THE SHERIFF OF BENONI, 2A MOWBRAY AVENUE, BENONI.

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

MEASURING 2 114 (TWO THOUSAND ONE HUNDRED AND FOURTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T19740/2002, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS, SITUATED: 92 MAIN ROAD, BENONI EXTENSION 10 TOWNSHIP

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

THE PROPERTY IS ZONED: RESIDENTIAL

- 1. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R100 000.00 (One Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.
- 2. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured.
- 3. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.
- 4. The rules of this auction will be available at least 24 hours before the auction at THE SHERIFF OF BENONI. 2A MOWBRAY AVENUE. BENONI.
 - 5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008.
 - 6. The auction will be conducted by the Sheriff or his Deputy.
 - 7. Registration as a buyer is a pre-requisite subject to conditions including, inter alia:
- 1. Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/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 R10,000.00 (refundable).
 - 4. Registration conditions.

Dated at Johannesburg, 05 MARCH 2025.

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/N02054/ E-mail: foreclosure3@endersteins.co.za. Enderstein Malumbete Inc.

AUCTION

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

Case No: 2024/042755

In the matter between: RMB PRIVATE BANK A division of FIRSTRAND BANK LIMITED, Plaintiff and PFULUWANI AWELANI BEAUTY MPHEPHU, Defendant

NOTICE OF SALE IN EXECUTION

08 APRIL 2025, 11:00, SHERIFF RANDBURG WEST AT UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE

A sale in execution will be held, with a reserve price of R950 000.00, by the SHERIFF RANDBURG WEST AT UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE on 8 APRIL 2025 at 11:00 of the following property:

A Unit consisting of-

- (a) Section No. 307 as shown and more fully described on Sectional Plan No. SS707/2018, in the scheme known as CEDAR ACRES ESTATE in respect of the land and building or buildings situated at NEEDWOOD EXTENSION 21 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 77 (seventy-seven) square metres in extent; and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, HELD BY DEED OF TRANSFER NUMBER ST89925/2018

STREET ADDRESS:

UNIT 307 CEDAR ACRES ESTATE, DOOR 4, BLOCK 16, 39 INCHANGA STREET, NEEDWOOD EXTENSION 21 CEDAR ACRES ESTATE, RANDBURG, GAUTENG SITUATED IN THE JOHANNESBURG NORTH MAGISTERIAL DISTRICT AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

PLACE OF SALE:

The sale will take place at the offices of the SHERIFF RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAYHOUSE, MIDRAND.

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

House consisting of LOUNGE, KITCHEN, 2 BATHROOMS, 2 BEDROOMS, CARPORT, GARDEN, TILED ROOF, CONCRETE WALLS, STEEL WINDOWS.

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF RANDBURG WEST AT UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, where they may be inspected during normal office hours.

Dated at Pretoria, 11 MARCH 2025.

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/MAT13464. -.

AUCTION

Case No: 33018/2020 DX 136, PRETORIA

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 09:30, OFFICE OF THE SHERIFF OF THE HIGH COURT, 182 LEEUWPOORT STREET, BOKSBURG

In terms of a judgment granted on 24 MAY 2021, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on FRIDAY 11 APRIL 2025 at 09h30 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 182 LEEUWPOORT STREET, BOKSBURG, subject to a reserve of R750 000,00 (SEVEN HUNDRED AND FIFTY THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 523 WINDMILL PARK TOWNSHIP REGISTRATION DIVISION I.R., GAUTENG PROVINCE MEASURING: 1 000 (ONE THOUSAND) square metres HELD BY THE DEFENDANT IN HER NAME BY DEED OF TRANSFER T25961/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address: 17 Barnard Street, Windmill Park MAGISTERIAL DISTRICT: BOKSBURG IMPROVEMENTS 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 1 x Scullery, 1 x Family Room, 3 x Bedrooms, 2 x Bathrooms, 2 x Garages The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning: Residential 1. TERMS The

purchase price shall be paid as follows: 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guarantee within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 182 LEEUWPOORT STREET, BOKSBURG. Registration as buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/DownloadFileAction?id=99961) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of a registration fee of R15 000,00 by way of EFT. (d) Registration Conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 14 MARCH 2025.

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 / F90656 / TH. -.

AUCTION

Case No: 25578/2021 DX 136, PRETORIA

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06), Plaintiff and ANDILE THEOD MAJOLA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, LAMEES BUILDING, CNR FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK

In terms of a judgement granted on 27 JULY 2023, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on FRIDAY 11 APRIL 2025 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LAMEES BUILDING, CNR FRIKKIE MEYER AND RUTHERFORD BOULEVARD, VANDERBIILPARK, to the highest bidder subject to a reserve of R150 000.00 (ONE HUNDRED AND FIFTY THOUSAND RAND), in accordance with a Court Order duly granted on 30 September 2024.. DESCRIPTION OF PROPERTY ERF 1833 SEBOKENG UNIT 6 EXTENSION 3 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING: 443 (FOUR HUNDRED AND FORTY THREE) SQUARE METRES HELD BY DEED OF TRANSFER T138908/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address: Stand 1833 Zone, Unit 6, Extension 3, Sebokeng IMPROVEMENTS 2 x Bedrooms, 1 x Kitchen, 1 x Bathroom The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning: Residential Magisterial District: EMFULENI 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, LAMEES BUILDING, CNR FRIKKIE MEYER AND RUTHERFORD BOULEVARD, VANDERBIJLPARK. Registration as buyer is a pre-requisite subject to conditions, inter alia: (a) The sale is for cash or EFT only. No cheques will be accepted and VAT at 15% will be payable. (b) The sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court. (c) Directive of the Consumer Protection Act 68 of 2008 (URL http:// www.infp.gov.za/view/DownloadFileAction?id=99961) (d) Fica-Legislation, proof of identity and address and particulars. (e) Payment of registration deposit of R10 000,00 in cash or EFT. (f) Registration Conditions. (g) The auctioneer will be Mr P Ora. 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, 14 MARCH 2025.

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 / MAT9180 / TH. -.

AUCTION

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

Case No: 5503/2022

In the matter between: FirstRand Bank Limited, Plaintiff and MPHOKANE, PIPE PRINCE, Defendant

NOTICE OF SALE IN EXECUTION

08 APRIL 2025, 10:00, THE SHERIFF JOHANNESBURG SOUTH, 61 VAN RIEBEECK AVENUE, ALBERTON on 8TH APRIL 2025 at 10:00

A sale in execution will be held, with a reserve price of R420 000.00, by THE SHERIFF JOHANNESBURG SOUTH, 61 VAN RIEBEECK AVENUE, ALBERTON on 8TH APRIL 2025 at 10:00 of the following property:

ERF 348 TURFFONTEIN TOWNSHIP, REGISTRATION DIVISION I.R., GAUTENG, PROVINCE, MEASURING: 495 SQUARE METRES, HELD BY DEED OF TRANSFER NO T54157/2015

STREET ADDRESS:

60 CHURCH STREET, TURFFONTEIN JOHANNESBURG GAUTENG PROVICE, SITUATED IN THE JOHANNESBURG CENTRAL MAGISTERIAL DISTRICT AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

PLACE OF SALE:

The sale will take place at the offices of THE ACTING SHERIFF JOHANNESBURG SOUTH, 61 VAN RIEBEECK AVENUE, ALBERTON.

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

SINGLE STOREY DWELLINGS WITH IRON ROOF CONSTRUCTED OF BRICK CONSISTING OF AN ENTRANCE HALL, LOUNGE, KITCHEN, 4 BEDROOMS, 2 BATHROOMS, 2 WATER CLOSETS, 2 OUT GARAGE, STOREROOM, SPLASH POOL.

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the new address for offices of THE SHERIFF JOHANNESBURG SOUTH at, 24 VORSTER AVENUE, GLENANDA, where they may be inspected during normal office hours.

Dated at Pretoria, 18 FEBRUARY 2025.

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/MAT12963. -.

AUCTION

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

Case No: 2024-033844

In the matter between: FIRSTRAND MORTGAGE COMPANY (RF) PROPRIETARY LIMITED, Judgement Creditor and REFILWE MATSATSI DELLA SHAI, Judgment Debtor

NOTICE OF SALE IN EXECUTION

Case No: 2022/046294

16 APRIL 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 Acting Sheriff JOHANNESBURG EAST to the highest bidder SUBJECT TO A RESERVE PRICE OF R395 000.00 and will be held at 61 VAN RIEBEECK AVENUE, ALBERTON on 16 APRIL 2025 at 14H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 61 VAN RIEBEECK AVENUE, ALBERTON, prior to the sale

A UNIT CONSISTING OF:

SECTION NO. 19 as shown and more fully described on Sectional Plan No. SS30/1982 in the scheme known as BALFOUR COURT in respect of the land and building or buildings situate at HIGHLANDS NORTH EXTENSION 3 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 78 (SEVENTY EIGHT) square metres in extent:

and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan, HELD under Deed of Transfer No. ST62963/2021 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

SECTION NO. 42 as shown and more fully described on Sectional Plan No. SS30/1982 in the scheme known as BALFOUR COURT in respect of the land and building or buildings situate at HIGHLANDS NORTH EXTENSION 3 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 20 (TWENTY) 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. ST62963/2021 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

A UNIT CONSISTING OF:

A UNIT CONSISTING OF:

SECTION NO. 61 as shown and more fully described on Sectional Plan No. SS30/1982 in the scheme known as BALFOUR COURT in respect of the land and building or buildings situate at HIGHLANDS NORTH EXTENSION 3 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 14 (FOURTEEN) 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. ST62963/2021 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED, situated at UNIT 19, UNIT 42 AND UNIT 61 BALFOUR COURT, 465 LOUIS BOTHA AVENUE, HIGHLANDS NORTH EXTENSION 3.

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: LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM, WC,

OUTSIDE BUILDINGS: 1 OUT GARAGE,1 SERVANTS QUARTER

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, 25 FEBRUARY 2025.

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: MAT457588\ ANNERI FRITZ\TK. Hammond Pole Majola Inc, Boksburg.

AUCTION

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

In the matter between: Firstrand Bank Limited, Applicant and Tsholofelo Tshegofatso Mabonela, ID: 8212170756082, 1st Respondent City of Tshwane Metropolitan Municipality, 2nd Respondent and Dragonfly Body Corporate, 3rd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

07 APRIL 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 1st Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R650000.00 to the highest bidder, will be held by the SHERIFF CENTURION WEST at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION on 07 April 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: (a) SECTION NO. 50 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS57/2013, IN THE SCHEME KNOWN AS DRAGONFLY IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 5392, KOSMOSDAL EXTENSION 67 TOWNSHIP; LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 127 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. ST8198/2014 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE KOSMOSDAL EXTENSION 67 HOME OWNERS ASSOCIATION NPC (REGISTRATION NO. 2006/011464/08), Situated: 50 DRAGONFLY, COSMOS VIEW, 6930 FOREST WHITE STREET, KOSMOSDAL EXT. 67, CENTURION

Zoned: RESIDENTIAL

The property consists of UNIT WITH LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM, 2 SHOWERS, 2 TOILETS, COVERED PATIO AND TWO OUT 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 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, 28 JANUARY 2025.

Attorneys for Plaintiff(s): RWL INC.,, Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT16196 R VAN DEN BURG LVDW. -.

AUCTION

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

(FRETORIA HIGH COOKI)

Case No: 5877/2020

In the matter between: VALLEY VIEW ESTATE (SAMRAND) HOMEOWNERS ASSOCIATION, Plaintiff and PHAKAMILE PRECIOUS NOKWAZI ZUNGU, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

07 APRIL 2025, 11:00, SHERIFF CENTURION WEST, 229 BLACKWOOD STREET, HENNOPSPARK, **CENTURION**

The Property, more fully described as:

ERF 2551, KOSMOSDAL EXT 13, REGISTRATION DIVISION JR, THE PROVINCE OF GAUTENG, MEASURING 850 (EIGHT HUNDRED AND FIFTY) SQUARE METERS, HELD BY TITLE DEED T42031/2007 Also known as ERF 2551 VALLEY VIEW ESTATE (SAMRAND) HOMEOWNERS ASSOCIATION, RIETSPRUIT ROAD, KOSMOSDAL EXT. 13, CENTURION, 0157, MEASURING: 820 (Eight hundred and fifty) Square metres, HELD BY: T42031/2007

ZONED: RESIDENTIAL

Main building comprising of: 3 bedrooms, 2 bathrooms, 2 living rooms, study, kitchen, pantry, outbuildings, 2 garages, swimming pool, plaster as outer wall finishing and tiles as roof and inner floor finishinas.

The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots"

Dated at BENONI, 11 MARCH 2025.

Attorneys for Plaintiff(s): JUKES AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI. Tel: 0105349221. Fax: -. Ref: M2996. -.

AUCTION

(GAUTENG DIVISION, PRETORIA)

Case No: 43251/2020 IN THE HIGH COURT OF SOUTH AFRICA

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and RAJEKENE JACOB **TSHWAGONG, ID 710122 5449 080, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, THE SHERIFF OFFICE OF WESTONARIA, 50 EDWARDS AVENUE. **WESTONARIA**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R335 684.34 will be held by the ACTING SHERIFF OF THE HIGH COURT WESTONARIA on the 11TH day of APRIL 2025 at 10H00 at THE SHERIFF OFFICE OF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA 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 WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA: ERF 145 HILLSHAVEN EXTENSION 1 TOWNSHIP REGISTRATION DIVISION I.Q PROVINCE OF GAUTENG MEASURING 1579 (ONE THOUSAND FIVE HUNDRED AND SEVENTY NINE) SQUARE METRES HELD BY DEED OF TRANSFER T64270/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINIRALS, CONDITIONS IMPOSED BY THE HOME OWNERS ASSOCIATION AND TO A RIGHT OF PRE-EMPTION BETTER KNOWN AS: 2 KINGFISHER STREET, HILLSHAVEN, WESTONARIA Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (http:// www.info.gov.za/view/downloadfileAction?id=9961) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R50 000.00 (Refundable) in eft or bank guarantee cheque in order to obtain a buyer's card; d) All conditions applicable to registration; e) Rules of the auction and conditions of sale may be inspected at the Sheriff's office 24 Hours prior to the auction at the Sheriff Westonaria, 50 Edwards Avenue, Westonaria. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: Property consisting of: Lounge, Family Room, Dining Room, Study, Kitchen, 3 Bedrooms, 1 Bathroom, 1 Shower, Separate Toilet, 2 Carports, 1 Servant Room, Storeroom, Bathroom.

Dated at PRETORIA, 04 FEBRUARY 2025.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: (012) 325-4185/9. Fax: (086) 775-1985. Ref: C.J VAN WYK/TN/SA3003. -.

AUCTION

Case No: 74146/2023

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

In the matter between: ABSA BANK LOANS GUARANTEE(RF) COMPANY PROPRIETARY LIMITED, Plaintiff and MS NICHOLE PETERS the Executrix On Behalf Of Estate Late ANTONIO PETERS, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2025, 10:00, SHERIFF ROODEPOORT HL, 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT.

This is a sale in execution pursuant to a judgment obtained in the above Honorable Court dated the 07 TH FEBRUARY 2024in terms of which the following property will be sold in execution on 09 TH MAY 2025at 08h00amat , SHERIFF ROODEPOORT HL: 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT, 1725.

Full Conditions and Notice of Sale and rules can be inspected at the offices of SHERIFF ROODEPOORT HL: 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT, 1725 the sheriff who will be holding the sale, and will also be read out by the Sheriff prior to the sale in execution.

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

CERTAIN: ERF 357 BERGBRON EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG; MEASURING 821 (EIGHT HUNDRED AND TWENTY ONE) SQUARE METRES HELD BY DEED OF TRANSFER NO T000031769/2016 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED, SITUATED AT: 1336 SPIEELBERG TURN, BERGBRON EXT 3, ROODEPOORT, 1712, REGISTRATION DIVISION: I.Q. THE PROVINCE OF GAUTENG, MEASURING: 821 (EIGHT HUNDRED AND TWENTY) SQUARE METRES AS HELD BY THE DEFENDANT UNDER DEED OF TRANSFER NUMBER: T 000031769/16.

The following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard:

IMPROVEMENTS: MAIN BUIDING

THE PROPERTY IS ZONED: RESIDENTIAL

1 KITCHEN

1 LIVING ROOM

1 DINING ROOM

1 LOUNGE

1 SCULLERY

3 BEDROOMS

2 BATHROOMS

CONDITION: ADEQUATE

DESCRIPTION: FREESTANDING CONSTRUCTION WALLS: BRICKS CONSTRUCTION ROOF: TILE

OUT BUILDING

CONDITION: ADEQUATE FENCING: BRICK FENCE

POOL AREA: YES 2 X GARAGES

2 X STAFF QUARTERS

1 X STAFF BATHROOM

1 X STOREROOM

OTHER: N/A

DATED at BENONI on this 17TH day of MARCH 2025.

Attorneys of Plaintiff(s), BHAM & DAHYA ATTORNEYS NO. 6 LAKESIDE PLACE

KLEINFONTEIN LAKE

BENONI

TEL: (011) 422 5380 FAX: (011) 421 3185 REF: MR DAHYA/ NED/0247

C/O IDA ISMAIL & DAHYA ATTORNEYS

BUILDING 20 57 3RD AVENUE MAYFAIR JOHANNESBURG 2092

Dated at BENONI, 17 MARCH 2025.

Attorneys for Plaintiff(s): Bham and Dahya Attorneys, Number 6 Lakeside Place Kleinfontein Lake Benoni. Tel: 0171100362. Fax: -. Ref: ABS45/0305. 8002398451901.

AUCTION

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

Case No: 44561/2023

In the matter between: Firstrand Mortgage CO (RF) (Proprietary) Limited, Applicant and Manghezi Theo Nkuna, ID: 9601055621086, 1st Respondent, City of Tshwane Metropolitan Municipality, 2nd Respondent and Thatchfield Home Owners Association NPC, 3rd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

07 APRIL 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 1st Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R1400000.00 to the highest bidder, will be held by the SHERIFF CENTURION WEST at 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION on 07 April 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. SS662/2013, IN THE SCHEME KNOWN AS RV2986 IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT RUA VISTA EXTENSION 12 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 196 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 ST60147/2022 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF THATCHFIELD HOME OWNERS ASSOCIATION NPC, REGISTRATION NO. 2002/029403/08

Situated: UNIT 2, RV 2986B, 6809 GOSHAWK STREET, THATCHFIELD HILLS ESTATE, RUA VISTA EXT. 12, CENTURION

Zoned: RESIDENTIAL

The property consists of DWELLING WITH LOUNGE, DINING ROOM, KITCHEN, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, 2 SHOWERS, 2 WC, 2 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 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, 28 JANUARY 2025.

Attorneys for Plaintiff(s): RWL INC.,, Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT16888 R VAN DEN BURG LVDW. -.

AUCTION

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

Case No: 2024/080563

In the matter between: Nedbank Limited, Execution Creditor and Makhoadi, Richard Pakiso (Id No. 6506305524084), 1st Judgment Debtor, Makhoadi, Beverley Angeline (Id No. 7405130359080), 2nd ludgment Debtor, and Ncala, Innocentia (Id No. 5112230259085), 3rd **Judgment Debtor**

NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 10:00, Sheriff Roodepoort South, 182 Progress Road, Lindhaven, Roodepoort

In execution of a judgment of the High Court of South Africa, Gauteng Local Division, Iohannesburg in the abovementioned suit, a sale with a reserve price of R347000.00 will be held by the Sheriff Roodepoort South at 182 Progress Road, Lindhaven, Roodepoort on the 11th day of April 2025 at 10h00 of the undermentioned property of the ludgment Debtors on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to the sale. at the offices of the Sheriff Roodepoort South, 182 Progress Road, Lindhaven, Roodepoort (short description of the property, situation and street number). Certain: Erf 439 Goudrand Extension 3 Township, Registration Division I.Q., The Province of Gauteng, measuring 248 (Two Hundred and Forty Eight) square metres, held by Deed of Transfer No. T6976/2009. Situated at: 439 Clubhouse Drive, Goudrand Ext. 3, Roodepoort. Improvements (none of which are guaranteed) consisting of the following: Main building: 2 Bedrooms, Bathroom, Kitchen, Lounge. Outbuilding: 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 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, subject to a maximum commission of R40 000.00, plus VAT if applicable 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 Sheriff's office, 182 Progress Road, Lindhaven, Roodepoort, 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 R50000.00 (refundable) registration fee via EFT - NO CASH ACCEPTED one (1) day 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 the 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 Roodepoort South or his/her deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Johannesburg, 17 FEBRUARY 2025.

Attorneys for Plaintiff(s): Rossouws Lesie Inc., 8 Sherborne Road, Parktown, Johannesburg. Tel: (011)7269000. Fax: (011)7263855. Ref: M0026562/N Roets/R Beetge. -.

AUCTION

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

Case No: 2023/093516

In the matter between: FirstRand Bank Limited, Plaintiff and VUSUMUSI CEDRIC DLAMINI,
Defendant

NOTICE OF SALE IN EXECUTION

17 APRIL 2025, 10:00, ACTING SHERIFF OF THE HIGH COURT BENONI at STORAGE FACILITY, 18 MOORE AVENUE, BENONI at on 17 APRIL 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 R465 000.00 (four hundred and sixty-five thousand rand), by the ACTING SHERIFF OF THE HIGH COURT BENONI at STORAGE FACILITY, 18 MOORE AVENUE, BENONI at on 17 APRIL 2025 at 10H00; of the following property:

ERF 2395, ALLIANCE EXTENSION 5 TOWNSHIP, REGISTRATION DIVISION I.R., GAUTENG PROVINCE, MEASURING 182 (ONE HUNDRED AND EIGHTY-TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T14562/20219

STREET ADDRESS OF THE MORTGAGED PROPERTY BEING:

2395 CAYESH STREET ALLIANCE EXTENTION 5, MODDER EAST, GAUTENG PROVINCE also known as 2395 RAS ROAD, ALLIANCE EXTENSYION 5, BENONI, GAUTENG

PLACE OF SALE: The sale will take place at the offices of the ACTING SHERIFF OF THE HIGH COURT BENONI at SHERIFF OF THE HIGH COURT STORAGE FACILITY, 18 MOORE AVENUE, BENONI

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 A LOUNGE, KITCHEN, X2, BEDROOMS X1, BATHROOM X1.

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the ACTING SHERIFF OF THE HIGH COURT BENONI at STORAGE FACILITY, 18 MOORE AVENUE, BENONI where they may be inspected during normal office hours.

Dated at Pretoria, 18 FEBRUARY 2025.

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/MAT13165. -.

AUCTION

Case No: 2023-084446 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 DEENISHA NADESAN N.O. (In her capacity as Executrix in the Estate Late GS Matjila) Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 09:30, 182 Leeuwpoort Street, Boksburg, 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 Boksburg on 11 April 2025 at 09H30 at Sheriff's Office 182 Leeuwpoort Street, Boksburg, 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 36 as shown and more fully described on Sectional Plan No. SS223/2015 in the scheme known as Chelsea in respect of the land and building or buildings situate at Dawn Park Extension 42 Township, Local Authority: Ekurhuleni Metropolitan Municipality: Measuring 57 (fifty seven) square meters; Held by the judgment debtor under Deed of Transfer ST54592/2015; Physical address: 36 Chelsea, 1 Cnr Tsesebe and West Road, Dawn Park Ext 42, Boksburg, Gauteng The following information is furnished, though in this regard nothing is guaranteed; Improvements; Lounge, kitchen, 3 bedrooms, 1 bathroom, 1 shower, 2 w/c, 1 carport. Terms: The sale is with a reserve price of R300,000.00 (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 182 Leeuwpoort Street, Boksburg, Gauteng.

Dated at Hydepark, 04 MARCH 2025.

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/FF004507. -.

AUCTION

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

Case No: 11529/2021

In the matter between: NEDBANK LIMITED, Plaintiff and MARISA MOREIRA RICCOT he Executrix On Behalf Of Estate Late LEGODI JOSIAS BOALE NOKWAZI PRINCESS SIMANGELE NGOBESE, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

21 MAY 2025, 09:00, 39A LOUIS TRICHART STREET, ALBERTON

This is a sale in execution pursuant to a judgment obtained in the above Honorable Court dated the 13 TH JANUARY 2022in terms of which the following property will be sold in execution on 14 TH FEBRUARY 2024at 09h00amat , SHERIFF PALM RIDGE HL: 39A LOUIS TRICHART STREET, ALBERTON to the highest bidder with reserve price set in the amount of R750.000.00

Full Conditions and Notice of Sale and rules can be inspected at the offices of SHERIFF PALM RIDGE HL: 39A LOUIS TRICHART STREET, ALBERTON the sheriff who will be holding the sale, and will also be read out by the Sheriff prior to the sale in execution.

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

CERTAIN: ERF 733 BRACKENDOWNS TOWNSHIP REGISTRATION DIVISION I.R THE PROVINCE OF GAUTENG, MEASURING 1160 (ONE THOUSAND ONE HUNDRED AND SIXTY) SQUARE METRE, HELD BY DEED OF TRANSFER NO T 061065/06, SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

SITUATED AT: 14 quince street, brackendowns, alberton, 1454

REGISTRATION DIVISION: I.R. GAUTENG

MEASURING: 1160 (ONE THOUSAND ONE HUNDRED AND SIXTY) SQUARE METRES.

AS HELD BY THE DEFENDANT UNDER DEED OF TRANSFER NUMBER:

T 061065/06.

The following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard:

IMPROVEMENTS: MAIN BUIDING

THE PROPERTY IS ZONED: RESIDENTIAL

1 KITCHEN

Case No: 2021/48640

- 1 LOUNGE
- 3 TOILETS
- 3 BEDROOMS
- 1 DINING ROOM
- 2 BATHROOMS
- 1 STUDY
- 1 SHOWER

OUT BUILDING

4 GARAGES

OTHER: SWIMMING POOL, PAVING

CONDITION: FAIR

CONSTRUCTION WALLS: BRICKS CONSTRUCTION ROOF: TILE

FLOOR: TILE

DATED at BENONI on this 18TH day of MARCH 2025.

Attorneys of Plaintiff(s),

BHAM & DAHYA ATTORNEYS, NO. 6 LAKESIDE PLACE, KLEINFONTEIN LAKE, BENONI. TEL: (011)

422 5380. FAX: (011) 421 3185, REF: MR DAHYA/ NED/0188, C/O NASEEMA KHAN INC

719 PARK STREET CLYDESDALE PRETORIA

Dated at BENONI, 18 MARCH 2025.

Attorneys for Plaintiff(s): Bham and Dahya Attorneys, Number 6 Lakeside Place Kleinfontein Lake Benoni. Tel: 0171100362. Fax: -. Ref: NED/0188. 8141250963001.

AUCTION

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

MORTGAGE COMPANY (RF) PROPRIETARY LIMITED,

In the matter between: FIRSTRAND MORTGAGE COMPANY (RF) PROPRIETARY LIMITED, Execution Creditor and MASOKA: TENDANE WELLBELOVED, IDENTITY NUMBER: 800308 5529 085, 1ST Judgment Debtor and BELOVED MASOKA PROJECTS PROPRIETARY LIMITED, Registration Number: 2017/538772/07), 2ND Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00, Sheriff of the High Court for Vereeniging at 97 General Hertzog, Three Rivers, Vereeniging

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 R914,000.00 will be held at 91 General Hertzog, Three Rivers, Vereeniging, and the Plaintiff has arranged for the immovable property to be sold by the Sheriff of the High Court for Vereeniging at 97 General Hertzog, Three Rivers, Vereeniging on 10 April 2025 at 10:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the Sheriff of the High Court for Vereeniging at 91 General Hertzog, Three Rivers, Vereeniging prior to the sale: CERTAIN Erf 30 Falcon Ridge Township Registration Division I.Q The Province of Gauteng Measuring 1012 (one thousand and twelve) square metres Held by deed of transfer T82473/2019 Which bears the physical address: 4 Snip Street, Falcon Street, Vereeniging 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: Tiled roof with: 3 Bedrooms, 2 Bathrooms, Lounge, Kitchen, Dining Room, 2 Toilets, 2 garages THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3 The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff of the High Court for Vereeniging at 91 General Hertzog, Three Rivers, Vereeniging. The office of the Sheriff of the High Court for

Vereeniging will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/DownloadFileAction?id=99961) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff of the High Court for Vereeniging at 91 General Hertzog, Three Rivers, Vereeniging.

Dated at SANDTON, 03 FEBRUARY 2025.

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/MAT17410. -.

AUCTION

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

Case No: 72602/2023

In the matter between: Firstrand Bank Limited, Applicant and Simphiwe Sadness Sibeko, ID: 9208190440081, 1st Respondent and City of Ekurhuleni Metropolitan Municipality, 2nd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 09:00, Sheriff's Office, Palm Rige, 39A Louis Trichardt Avenue, Alberton North

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the 1st Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R480 000.00 to the highest bidder, will be held AT SHERIFF'S OFFICE, PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH on 9 April 2025 at 09:00AM 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 2641 WATERVALSPRUIT EXTENSION 13 TOWNSHIP; REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG; MEASURING: 300 SQUARE METRES; HELD BY DEED OF TRANSFER NO T90939/2018; SUBJECT TO THE CONDITIONS THEREIN CONTAINED;

Situated: 2641 Flagblenny Street, Watervalspruit Ext 13, Midvaal

Zoned: RESIDENTIAL

The property consists of DWELLING WITH LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM, SHOWER, 2 TOILETS AND 2 CARPORTS. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

- 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, PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH. The office of the Sheriff Palm Ridge, Mr Ian Burton or his deputy will conduct the sale.

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

- (a) Directive of the consumer protection act 68 of 2008 (url http://www.info.gov.za/view/downloadfileaction?id=99961)
 - (b) Fica-legislation proof of identity and address particulars
- (c) Payment of a refundable registration fee in the amount of R25 000.00(physical auction) / R40 000.00 (online auction) is payable prior to the commencement of the auction in order to obtain a buyer's card.
 - (d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the SHERIFF'S OFFICE, PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH.

Dated at PRETORIA, 10 FEBRUARY 2025.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT17209 R VAN DEN BURG LVDW. -.

AUCTION

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

Case No: 2024-035990

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and HAJEE: MOOSA, IDENTITY NUMBER: 6812065161087, First Defendant and HAJEE: ANTONETTE, IDENTITY NUMBER: 6907300155082, Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 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, against above named Defendant/s, a sale with reserve price of R100,000.000, will be held by the Sheriff Roodepoort and has arranged for the immovable property to be sold by the Sheriff of the High Court Roodepoort, 182 Progress Road, Lindhaven, Roodepoort, on 11 April 2025 at 10h00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the Sheriff Roodepoort, 182 Progress Road, Lindhaven Roodepoort, prior to the sale: CERTAIN A unit consisting of- (a) Section No. 21 as shown and more fully described on Sectional Plan No. SS198/1981 in the scheme known as FLORIDA APARTMENTS in respect of the land and building or buildings situate at, portion 152 of the farm Paardekraal, 226, CITY of Johannesburg, of which section the floor area, according to the said Sectional Plan is 78 (SEVENTY EIGHT) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; HELD under Deed of Transfer ST78426/1994 Which bears the physical address: Unit 21 (Door 22) Florida Apartments, Schoeman Street, Farm Paardekraal 266 IQ, Roodepoort 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: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, 1 WC'S, AND COVERED PATIO. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3 The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff Roodepoort, 182 Progress Road, Lindhaven, Roodepoort. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/ DownloadFileAction?id=99961) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Roodepoort, 182 Progress Road, Lindhaven, Roodepoort.

Dated at SANDTON, 07 FEBRUARY 2025.

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/MAT22078. -.

AUCTION

Case No: 72885/2015 DX 136, PRETORIA

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06), Plaintiff and DANIEL TIHOSE NXAMAKELE, First Defendant and ELIZABETH MASONTAHA NXAMAKELE, Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, Office of the Sheriff of the High Court, Lamees Building, Cnr Frikkie Meyer & Rutherford Boulevard, Vanderbijlpark

In terms of a judgement granted on 13 NOVEMBER 2015 and 6 OCTOBER 2020, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on FRIDAY 11 APRIL 2025 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LAMEES BUILDING, CNR FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK, to the highest bidder subject to a reserve of R200 000,00 (TWO HUNDRED THOUSAND RAND), in accordance with a Court Order duly granted on 27 November 2024. DESCRIPTION OF PROPERTY ERF 62887 SEBOKENG EXTENSION 16 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING: 300 (THREE HUNDRED AND THIRTY) square metres HELD BY DEED OF TRANSFER T8080/2009 SUBJECT TO SUCH CONDITIONS THEREIN CONTAINED Street address: Stand 62887 Sebokeng Extension 16 IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 3 x Bedrooms and 2 x Bathrooms The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning: Residential Magisterial District: VANDERBIJLPARK 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, LAMEES BUILDING, CNR FRIKKIE MEYER AND RUTHERFORD BOULEVARD, VANDERBIJLPARK. Registration as buyer is a prerequisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/DownloadFileAction?id=99961) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of registration deposit of R10 000,00 in cash or EFT. (d) Registration Conditions. (e) The auctioneer will be Mr P Ora. 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, 14 MARCH 2025.

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 / F76517/ TH. -.

AUCTION

Case No: 82480/2023 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 JEFFREY TUMISANG RAMESEGA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING

In terms of a judgement granted on 13 MAY 2024, 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 10 APRIL 2025 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING, to the highest bidder subject to a reserve of R280 000,00 (TWO HUNDRED AND EIGHTY THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 12690 ORANGE FARM EXTENSION 7 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING: 204 (TWO HUNDRED

AND FOUR) square metres HELD BY DEED OF TRANSFER T21521/2016 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address: 40 Impungutye Crescent, Orange Farm, Extension 7 IMPROVEMENTS A Dwelling House with 3 Bedrooms, Kitchen, Lounge, Toilet / Bathroom 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: VEREENIGING 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, 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING. Registration as buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http:// www.infp.gov.za/view/DownloadFileAction?id=99961) (b) Fica-Legislation, proof of identity and address 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, 14 MARCH 2025.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 2nd Floor, Corobay Corner, Dallas Avenue, Menlyn Maine, Pretoria. Tel: (012) 321-1008. Fax: (012) 346-2239. Ref: FORECLOSURES / MAT18002 / TH. -.

AUCTION

Case No: 2023-126541 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 DLADLA, HENRY NHLANHLA, Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 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 11 April 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 125 Willowbrook Ext 12 Township, Registration Division IQ, Province of Gauteng; Measuring 995 (nine hundred and ninety five) square meters; Held by the judgment debtor under Deed of Transfer T16378/2003 and T2758/2006; Physical address: 125 Willowbrook Estate, Van Dalen Street, Ruimsig, Gauteng.The following information is furnished, though in this regard guaranteed:Improvements: Entrance hall, lounge, dining room, kitchen, scullery, 3 bedrooms, 2 bathrooms, 2 showers, 3 w/c, 2 out garages, 1 patio, 1 balcony. Terms: The sale is with a reserve price of R1,400,000.00 (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 182 Progress Avenue, Lindhaven, Roodepoort, Gauteng.

Dated at Hydepark, 11 MARCH 2025.

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/FF004734. -.

AUCTION

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

Case No: 2023-121592

In the matter between: KIBLER VIEWS BODY CORPORATE, NO. 267/2007, Plaintiff and KEABETSWE KUTLWANO MOTHOAGA (Identity number: 780207 0493 08 7), 1st Defendant, REGISTRAR OF DEEDS (JOHANNESBURG), 2nd Defendant and FIRSTRAND BANK LTD (BONDHOLDER), 3rd Defendant

NOTICE OF SALE IN EXECUTION

08 APRIL 2025, 10:00, 61 VAN RIEBEECK AVENUE, ALBERTON

In execution of a judgment of the High Court of South Africa, Gauteng Local Divisionin the above matter, a sale will be held by the Sheriff of Johannesburg South, 61 VAN RIEBEECK AVENUE, ALBERTON on Tuesday, 08th April 2025 at 10h00or soon thereafter of the undermentioned property of KEABETSWE KUTLWANO MOTHOAGA, the Execution Debtors, on the conditions to be read by the Auctioneer at the time of sale, which conditions will lie for inspection prior to the sale at the offices of the Sheriff of Johannesburg South, 61 VAN RIEBEECK AVENUE, ALBERTON.

A unit consisting of:-

- (a) SECTIONAL TITLE UNIT 36 as shown and more fully described on Sectional Plan number SS 267/2007 in the scheme known as KIBLER VIEWS in respect
- of the land and building or buildings situated at 6 SHEPHEN ROAD, KIBLER PARK, JOHANNESBURGof which section the floor area, according to the said sectional plan is 67 (Sixty-Seven) square meters in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan

IN EXTENT: 67 (SIXTY-SEVEN) SQUARE METERS;

HELD BY: Deed of Transfer ST 43458 / 2016 and subject to the conditions contained therein.

MORE specifically known as UNIT 36, KIBLER VIEWS, 6 SHEPHEN ROAD, KIBLER PARK, JOHANNESBURG

the following information is furnished regarding the improvements, though in this respect nothing is guaranteed $\,$ -

Property Description: the premises is a townhouse (flat) zoned for residential use measuring 67 (Sixty-Seven) square meters, single story, attached, Brick wall Harvey Tile Roof, Tiled floors, two bedrooms, one bathroom, one lounge, one toilet, one shower, one kitchen.

The terms are as follows-

- 1. 10% (ten percent) of the purchase price in cash, bank guaranteed cheque or by way of an electronic funds transfer on the day of sale, and the balance against transfer to be secured by a bank or building society or other acceptable guarantee to be approved by the execution creditor and to be furnished within 21 (twenty-one) days from date of sale;
- 2. All transfer dues, costs or transfers and arrear levies, rates, taxes and other charges necessary to effect transfer of the property are payable by the purchaser;
- 3. Auctioneers charges payable on the day of sale to be calculated as follows: 6% (six percent) on the first R100 000.00 (One hundred Thousand rands) of the proceeds of the sale and 3.5% (three and a half percent) on R100 000.00 (One hundred and one thousand rands) to R400 000.00 (Four hundred thousand rands) and 1.5% (one and a half percent) on the balance thereof, of the proceeds of the sale, subject to a maximum commission of R40 000.00 (Forty thousand rands) PLUS VAT in total and a minimum of R3 000.00 (Three thousand rands), (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account) which commission shall be paid by the Purchaser.

The estimated costs of advertising the auction is R7 500.00 (Seven thousand Five hundred rands). The Execution Creditor shall have the right to bid at the foreclosure sale. RULES OF AUCTION -

A copy of the rules of auction is available from the offices of the Sheriff Johannesburg South, 24 VORSTER AVENUE, GLENANDA, JOHANNESBURG, 24 hours prior to the auction.

TAKE FURTHER NOTE THAT -

- 1. The notice of sale is in accordance with the provisions of Rule 46 of the High Court Rules , as amended, as well as the provisions of the Consumer Protection Act 68 of 2008 ("CPA"), the Regulations promulgated thereunder and the "Rules of Auction", where applicable and in pursuant of an order granted against the defendant for money owing to the plaintiff;
- 2. Prospective bidders must, prior to the commencement of the auction, register as such in terms of the Regulations of the CPA by providing proof of identity and residence in terms of the Financial Intelligence Act 38 of 2001 ("FICA");
- 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance;

- 4. A registration fee of R50 000.00 (Fifty thousand rands) is payable by electronic funds transfer before sale in order to obtain a buyer's card, which amount is refundable;
 - 5. The Registration conditions, as set out in the Regulations of the CPA, will apply;
- 6. Registrations for auctions is open on the day before from 08h00 to 16h30 and No registrations will take place on the day of the auction;
- 7. A copy of the CPA and Regulations thereto are available at www.acts.co.za (the Act) and www.info.gov.za (the Regulations).
 - 8. This sale is a sale in execution pursuant to a judgement obtained in the above court.
- 9. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for 24 VORSTER AVENUE, GLENANDA.
 - 10. 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 Sandton, 24 FEBRUARY 2025.

Attorneys for Plaintiff(s): Bam Attorneys, 1st Floor, Fredman Towers 13 Fredman Drive, Sandton. Tel: 010 541 1568. Fax: -. Ref: DEB226/CS. -.

AUCTION

Case No: 2023/058433

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

In the matter between: FIRSTRAND BANK LIMITED Plaintiff, Plaintiff and MALESWENA: GIDEON BILLY IDENTITY NUMBER: 9011105021081 First Defendant MALESWENA: THABANG PONINI IDENTITY NUMBER: 9006220359085 Second Defendant, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00, Sheriff of the High Court Cullinan, No.1 First Street, Cullinan

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, PRETORIA in the abovementioned suit, against above named Defendants, a sale with reserve price of R360,694.32 will be held by Sheriff Cullinan and has arranged for the immovable property to be sold by the Sheriff of the High Court Cullinan, No.1 First Street, Cullinan, on 10 April 2025 at 10H00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the Sheriff Cullinan, No.1 First Street, Cullinan. prior to the sale: CERTAIN Erf 3274 Gem Valley Extension 3 Township Registration Division J.R Province of Gauteng Measuring 204 (Two hundred and Four) Square Metres Held by Deeds of Transfer Number T76814/2018 Subject to the conditions therein contained Which bears the physical address: 2677 Thaha-Khubelu Street, Gem Valley Extension 3, Mamelodi, Pretoria The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: MANUALLY FILL IN THE DETAILS OF THE DWELLING RESIDENTIAL DWELLING CONSISTING OF: MAIN DWELLING: 1 LOUNGE, 1 KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 WC THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3 The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff Cullinan, No.1 First Street, Cullinan. 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 Cullinan, No.1 First Street, Cullinan. 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/MAT21662. -.

AUCTION

Case No: 4499/2023 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 MAGNIFICENT SIBANYONI, Defendant

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, THE SHERIFF'S OFFICE, KEMPTON PARK AND TEMBISA: 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK

In pursuance of a judgment granted by this Honourable Court on 12 MAY 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R838 914.00, by the Sheriff of the High Court KEMPTON PARK AND TEMBISA, to the highest bidder.

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

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

ERF 1568 NORKEM PARK EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 1039 (ONE THOUSAND AND THIRTY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T56082/2010, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 13 GEORGE BESTER AVENUE, NORKEM PARK EXTENSION 3, KEMPTON PARK, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

4 BEDROOMS, 3 BATHROOMS, DINING ROOM, 2 LOUNGES, KITCHEN, 2 GARAGES, 2 CARPORTS, SHED, LAPA AND SWIMMING POOL

Dated at PRETORIA, 16 JANUARY 2025.

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: G13481/DBS/N FOORD/CEM. -.

AUCTION

Case No: 2022/57375 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 MOREMI, PAT MOKETE (Judgment Debtor), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, Lamees Building, Cnr Frikkie Meyer & Rutherford Boulevards, Vanderbijlpark

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 Vanderbijlpark on 11 April 2025 at 10H00 at Sheriff's Office Vanderbijlpark, Lamees Building, Cnr Frikkie Meyer & Rutherford Boulevards, Vanderbijlpark 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 3522 Evaton West Extension 1 Township; Registration Division I.Q.; The Province of Gauteng, in extent: 300 (three hundred) square metres; Held by the judgment debtor under Deed of Transfer T57046/2010; Physical address: 3522 Graceland Street, Evaton West Ext 1, Gauteng. The following information is furnished, though in this regard nothing is guaranteed:Improvements:1 x lounge, 1 x kitchen, 2 x bedrooms, 1 x bathroom, 1 x wc.Terms: The sale is with reserve price of R252,000.00 (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 Sheriff's Office Vanderbijlpark, Lamees Building, Cnr Frikkie Meyer & Rutherford Boulevards, Vanderbijlpark. All bidders are required to register and pay R10,000.00 refundable registration fee and is payable prior to the commencement of the auction.

Dated at Hydepark, 05 MARCH 2025.

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/FF004602. -.

AUCTION

Case No: 2021/54865

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

In the matter between: FIRSTRAND BANK LIMITED Plaintiff, Plaintiff and MOORE: ALLAN HARMAN IDENTITY NUMBER: 650505 5186 086 Defendant, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 APRIL 2025, 10:00, 61 Van Riebeeck Avenue, Alberton

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG LOCAL DIVISION, JOHANNESBURG in the abovementioned suit, the above named Defendant/s, a sale with a reserve price of R606,595.99 will be held at 61 Van Riebeeck Avenue, Alberton, and has arranged for the immovable property to be sold by the Sheriff of the High Court, Johannesburg South, 24 Vorster Avenue, Glenanda, Johannesburg on 08 April 2025 at 10H00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the Sheriff Johannesburg South, 24 Vorster Avenue, Glenanda, Johannesburg, prior to the sale: CERTAIN Erf 361 Rosettenville Township Registration Division I.R The Province of Gauteng Measuring 554 (five hundred and fifty four) square metres Held by deed of transfer T33577/2006 Which bears the physical address: 20 Garden Street, Rosettenville, Johannesburg South 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, DINING ROOM, 2 BEDROOMS, 1 BATHROOM AND WC, 1 SERVANT'S QUARTERS, STOREROOM, OUTSIDE BATHROOM AND WC SECOND DWELLING: LOUNGE, KITCHEN, DINING ROOM, 2 BEDROOMS, 1 BATHROOM AND WC, 1 SERVANT'S QUARTERS, STOREROOM, OUTSIDE BATHROOM AND WC. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3 The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff Johannesburg South, 24 Vorster Avenue, Glenanda, Johannesburg. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/ DownloadFileAction?id=99961) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee of - R50 000.00 by EFT (d) Registration conditions The aforesaid sale shall

be subject to the conditions of sale which may be inspected at the office of the Sheriff Johannesburg South, 24 Vorster Avenue, Glenanda, Johannesburg.

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/MAT17868. -.

AUCTION

Case No: 2023-115316 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 MADIBA, SIMPHIWE Judgment Debtor, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

04 APRIL 2025, 10:00, Lamees Building, Corner Frikkie Meyer & Rutherford Boulevard, Vanderbijlpark

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 Vanderbijlpark on 4 APRIL 2025 at 10H00 at Sheriff's Office Lamees Building, Corner Frikkie Meyer & Rutherford Boulevard, Vanderbijlpark of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale:Portion 23 of Erf 14590 Evaton West Township, Registration Division I.Q., Province of Gauteng; Measuring 254 (Two Hundred and Fifty Four) square meters; Held by the judgment debtor under Deed of Transfer T75097/12; Physical address: 23 - 14590 Tennessee Street, Evaton West, Following information is furnished, though in this regard guaranteed:Improvements: 1 Lounge, 1 Kitchen, 2 Bedrooms, 1 Bathroom, 1 WC.Terms: The sale is with a 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 Lamees Building, Corner Frikkie Meyer & Rutherford Boulevard, Vanderbijlpark, 1911. All bidders are required to register and pay R10,000.00 refundable registration fee and is payable prior to the commencement of the auction.

Dated at Hydepark, 11 MARCH 2025.

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/FF004741. -.

AUCTION

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

Case No: 046406/2023

In the matter between: FIRST RAND BANK LIMITED (formerly known as FIRST NATIONAL BANK OF SOUTH AFRICA LIMITED), Plaintiff and SANTAL SINGH, Defendant

NOTICE OF SALE IN EXECUTION

16 APRIL 2025, 11h00, 1st FLOOR, UNIT 7 ,BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVE,CRAIGHALL, RANDBURG

A Sale in Execution of the undermentioned property as per Court Order dated the 29TH SEPTEMBER, 2023 and 17th DECEMBER, 2024 and a Warrant of Execution against Immovable property is to be held subject to a reserve price of R120,000.00 at OFFICES OF THE ACTING

SHERIFF OF THE HIGH COURT, RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 IAN SMUTS AVENUE, CRAIGHALL, RANDBURG on 16TH APRIL, 2025 at 11H00.

Full Conditions of Sale can be inspected at THE OFFICES OF THE ACTING SHERIFF OF THE HIGH COURT RANDBURG SOUTH WEST at the abovementioned address and will also be read out by the Sheriff prior to the sale in execution.

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

PROPERTY:

- (1) A UNIT CONSISTING OF
- (a) SECTION NO.8 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS854/1994 IN THE SCHEME KNOWN AS ELAND-MOPANIE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT WINDSOR TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 61(SIXTY 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 105318/2013 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

(2) AN EXCLUSIVE USE AREA DESCRIBED AS PARKING BAY P 4 MEASURING 27 (TWENTY SEVEN) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS ELAND-MOPANIE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT WINDSOR TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN SS 854/1994, HELD BY NOTARIAL DEED OF CESSION NO. SK7641/13 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION

KNOWN AS DOOR 8 ELAND-MOPANIE, 13 MAY STREET, WINDSOR WEST, RANDBURG

IMPROVEMENTS: LOUNGE, KITCHEN, BEDROOM, BATHROOM, SHOWER, TOILET, GARAGE, BALCONY

Improvements - Not Guaranteed) The property is zoned: Residential

- 1. The rules / conditions of this auction are available 24 hours before the auction at the offices of the Acting Sheriff of the High Court, RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL during office hours.
- 2. All bidders are required to pay R50 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 Acting Sheriff of the High court ,Randburg West, 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall

Dated at PRETORIA, 21 MARCH 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/GP13052 - e-mail : lorraine@hsr.co.za. -.

AUCTION

Case No: 15436/2022 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 CHRISTIAN CLIFFE COVERDALE; and GOMATHIE COVERDALE, Defendants

NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 10:00, THE ACTING SHERIFF'S OFFICE, WESTONARIA: 50 EDWARDS AVENUE, WESTONARIA

In pursuance of a judgment granted by this Honourable Court on 23 NOVEMBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in

execution subject to a reserve price in the amount of R249 031.78, by the Acting Sheriff of the High Court WESTONARIA, to the highest bidder.

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

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

PORTION 9 OF ERF 5398, ENNERDALE EXTENSION 9 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 646 (SIX HUNDRED AND FORTY SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T66212/2004, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 16 BIMRAY CLOSE, ENNERDALE EXTENSION 9, JOHANNESBURG, GAUTENG), MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): MAIN BUILDING: LOUNGE, KITCHEN, 3 BEDROOMS, TOILET & SHOWER, BATHROOM & OUTBUILDING: CARPORT.

TAKE FURTHER NOTICE THAT:

- 1. The Sale in Execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtors for money owing to the Execution Creditor.
 - 2. The auction will be conducted by the Acting Sheriff, Mr. Rudi Vermeulen, or his deputy.
 - 3. Advertising costs at current publication rates and sale costs according to court rules, apply.
 - 4. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
 - a) Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloadFileAction?id=99961).
- 5. The rules of the auction and Conditions of Sale may be inspected at the Acting Sheriff's office, 50 Edwards Avenue, Westonaria, 24 hours prior to the auction.
- 6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.
- 7. All bidders are required to pay R50 000.00 (refundable) registration fee 1 (one) day prior to the date of sale, by electronic transfer or by bank guaranteed cheque, NO CASH ACCEPTED, in order to obtain a buyer's card.
- 8. The Purchaser shall pay the Sheriff a deposit of 10 (ten) per cent of the purchase price in cash or by bank guaranteed cheque or by electronic transfer on the day of the sale.
- 9. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale.
- 10. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions.
- 11. Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.

Dated at PRETORIA, 29 JANUARY 2025.

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: G9232/DBS/N FOORD/CEM. -.

AUCTION

Case No: 13541/2023 DOCEX 178. PRETORIA

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

IN THE MATTER BETWEEN: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and MOLEFI SAMUEL KALANE; MABAETI MERRIAM KALANE, Defendants

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, THE SHERIFF'S OFFICE, VEREENIGING: 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING

In pursuance of a judgment granted by this Honourable Court on 29 APRIL 2024, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject

to a reserve price in the amount of R1 955 093.31, by the Sheriff of the High Court VEREENIGING, to the highest bidder.

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

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

ERF 1201 THREE RIVERS EAST EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 1 078 (ONE THOUSAND AND SEVENTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER T17198/2021, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THREE RIVERS EAST EXTENSION 2 HOME OWNERS ASSOCIATION, NPC (also known as: ELIGWA ESTATE, 1201 KELKEWYN STREET, THREE RIVERS EAST, VEREENIGING, GAUTENG), MAGISTERIAL DISTRICT: EMFULENI.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): A DWELLING HOUSE WITH 4 BEDROOMS, KITCHEN, LOUNGE, DINING ROOM, 2 TOILETS, 2 BATHROOMS, 2 GARAGES AND CARPORT.

Dated at PRETORIA, 03 FEBRUARY 2025.

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: S15041/DBS/N FOORD/CEM. -.

AUCTION

Case No: 55283/2021 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 SLEMALA JAFTA MOKWANA N.O., duly appointed EXECUTOR in the ESTATE OF THE LATE MOLWALEFE JANUARY MOKWANA in terms of Section 13 and 14 of the Administration of Estates Act, No. 66 of 1965 (as amended), Defendant

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, THE SHERIFF'S OFFICE, VEREENIGING: 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING

In pursuance of a judgment granted by this Honourable Court on 9 MAY 2022, a Warrant of Execution issued on 27 JUNE 2022, and an Order in terms of Rule 46A(9)(c) granted on 12 DECEMBER 2024, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R262 586.58, by the Sheriff of the High Court VEREENIGING, to the highest bidder.

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

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

ERF 1975 STRETFORD TOWNSHIP

REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

IN EXTENT 201 (TWO HUNDRED AND ONE) SQUARE METRES

HELD BY DEED OF TRANSFER T92273/2011

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

(also known as: 1975 NIGHTINGDALE ROAD, STRETFORD, VEREENIGING, GAUTENG)

MAGISTERIAL DISTRICT: SEDIBENG

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

A DWELLING HOUSE WITH TILED ROOF, 2 BEDROOMS, KITCHEN, LOUNGE, TOILET / BATHROOM

Dated at PRETORIA, 10 FEBRUARY 2025.

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: G11170/DBS/N FOORD/CEM. -.

AUCTION

Case No: 5815/2022 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 ROBERT LACIC, Defendant

NOTICE OF SALE IN EXECUTION

16 APRIL 2025, 11:30, THE ACTING SHERIFF'S OFFICE, GERMISTON NORTH: 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE

In pursuance of a judgment granted by this Honourable Court on 4 NOVEMBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution without reserve by the Acting Sheriff of the High Court GERMISTON NORTH, to the highest bidder.

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

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

ERF 82 SUNNYRIDGE TOWNSHIP

REGISTRATION DIVISION I.R.

PROVINCE OF GAUTENG

MEASURING 998 (NINE HUNDRED AND NINETY EIGHT) SOUARE METRES

HELD BY DEED OF TRANSFER NUMBER T32214/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 11 GEMSBOK STREET, SUNNYRIDGE, GERMISTON, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, BEDROOMS, BATHROOMS & SWIMMING POOL, LAPA

TAKE FURTHER NOTICE THAT:

- 1. The Sale in Execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtor/s for money owing to the Execution Creditor.
 - 2. The auction will be conducted by the 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, 22 Voortrekker Avenue, Corner 2nd Street, Edenvale, 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 R50 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
- 8. The Purchaser shall pay the Sheriff a deposit of 10 (ten) per cent of the purchase price in cash or by bank guaranteed cheque or by electronic transfer on the day of the sale.
- 9. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 25 (twenty five) days after the sale.
- 10. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions.
- 11. Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.

Dated at PRETORIA, 05 FEBRUARY 2025.

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: G8154/DBS/N FOORD/CEM. -.

AUCTION

Case No: 25279/2024 DOCEX 178. PRETORIA

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

IN THE MATTER BETWEEN: ABSA BANK LIMITED, Plaintiff and CHERESE MARSELLE LEAFE, Defendant

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, THE ACTING SHERIFF'S OFFICE, PRETORIA SOUTH EAST: AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA WEST

In pursuance of a judgment granted by this Honourable Court on 9 OCTOBER 2024, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R770 000.00, by the Acting Sheriff of the High Court PRETORIA SOUTH EAST, to the highest bidder.

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

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

- (1) A UNIT, CONSISTING OF -
- (A) SECTION NO. 2, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS1015/1997, IN THE SCHEME KNOWN AS GARSFONTEIN 2575, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 2575 GARSFONTEIN EXTENSION 10 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 124 (ONE HUNDRED AND TWENTY FOUR) SQUARE METRES IN EXTENT; AND
- (B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NO. ST164478/2006;
- (2) AN EXCLUSIVE USE AREA DESCRIBED AS GARDEN NO. T2, MEASURING: 503 (FIVE HUNDRED AND THREE) SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS GARSFONTEIN 2575, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 2575, GARSFONTEIN EXTENSION 10 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS1015/1997; HELD BY NOTARIAL DEED OF CESSION NO. SK9576/2006S AND NOTARIAL DEED OF CESSION NO. SK3330/2020S (also known as: UNIT 2 GARSFONTEIN 2575, 980 BLOEDHOND STREET, GARSFONTEIN EXTENSION 10, PRETORIA, GAUTENG), MAGISTERIAL DISTRICT: TSHWANE.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, 2 BATHROOMS & OUTBUILDING: DOUBLE GARAGE.

Dated at PRETORIA, 06 FEBRUARY 2025.

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: U26079/DBS/N FOORD/CEM. -.

AUCTION

Case No: 49273/2020 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 SUNDAY DURU, Defendant

NOTICE OF SALE IN EXECUTION

08 APRIL 2025, 10:00, 61 VAN RIEBEECK AVENUE, ALBERTON

In pursuance of a judgment granted by this Honourable Court on 31 MARCH 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R410 000.00, by the Sheriff of the High Court JOHANNESBURG SOUTH at 61 VAN RIEBEECK AVENUE, ALBERTON, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, JOHANNESBURG SOUTH: 24 VORSTER AVENUE, GLENANDA, JOHANNESBURG SOUTH, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

ERF 291 FOREST HILL TOWNSHIP

REGISTRATION DIVISION I.R.

THE PROVINCE OF GAUTENG

MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T9257/2011

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 47 HOLT STREET, FOREST HILL, JOHANNESBURG SOUTH, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, LAUNDRY, STUDY, 4 BEDROOMS, 2 BATHROOMS & STAFF QUARTERS: BEDROOM, BATHROOM

TAKE FURTHER NOTICE THAT:

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

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

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

Dated at PRETORIA, 05 FEBRUARY 2025.

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: G11433/DBS/N FOORD/CEM. -.

AUCTION

Case No: 94493/2023 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: ABSA BANK LIMITED, Plaintiff and DONGLING WANG; GUANGYUE WEN, Defendants

NOTICE OF SALE IN EXECUTION

16 APRIL 2025, 11:30, THE ACTING SHERIFF'S OFFICE, GERMISTON NORTH: 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE

In pursuance of a judgment granted by this Honourable Court on 3 OCTOBER 2024, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R950 000.00, by the Acting Sheriff of the High Court GERMISTON NORTH, to the highest bidder.

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

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

ERF 272 PRIMROSE TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, IN EXTENT 1250 (ONE THOUSAND TWO HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER T63961/1999, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF MINERAL RIGHTS (also known as: 2 MARIGOLD ROAD, PRIMROSE, GERMISTON, GAUTENG), MAGISTERIAL DISTRICT: EKURHULENI.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): A FREESTANDING HOUSE WITH BRICK WALLS, LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, SCULLERY, 2 BATHROOMS, DOUBLE OUTBUILDING WITH BATHROOM, 2 GARAGES, 2 CARPORTS, STORE ROOM.

TAKE FURTHER NOTICE THAT:

- 1. The Sale in Execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtor/s for money owing to the Execution Creditor.
 - 2. The auction will be conducted by the 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, 22 Voortrekker Avenue, Corner 2nd Street, Edenvale, 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 R50 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 funds transfer on the day of the sale.
- 9. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale.
- 10. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions.
- 11. Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.

Dated at PRETORIA, 10 FEBRUARY 2025.

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: U25303/DBS/N FOORD/CEM. -.

AUCTION

Case No: 1637/2022 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: NEDBANK LIMITED, Plaintiff and EWAN VAN DER MERWE WENDY VAN DER MERWE, Defendant

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, THE SHERIFF'S OFFICE, KEMPTON PARK AND TEMBISA: 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK

In pursuance of a judgment granted by this Honourable Court on 16 MAY 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R425 000.00, by the Sheriff of the High Court KEMPTON PARK AND TEMBISA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, KEMPTON PARK AND TEMBISA: 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. 10 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS537/2007, IN THE SCHEME KNOWN AS INJATI ESTATE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT GLEN MARAIS EXTENSION 35 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 111 (ONE HUNDRED AND ELEVEN) 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. ST2586/2013

(also known as: SECTION NO. 10 (DOOR NO. 10) INJATI ESTATE, 6 KOGGELMANDER STREET, GLEN MARAIS EXTENSION 35, KEMPTON PARK, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

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

Dated at PRETORIA, 06 FEBRUARY 2025.

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: L4306/DBS/N FOORD/CEM. -.

AUCTION

Case No: 49274/2020 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and CHARLES BANGETILE DLAMINI, Defendant

NOTICE OF SALE IN EXECUTION

09 APRIL 2025, 14:00, THE ACTING SHERIFF'S OFFICE, JOHANNESBURG EAST: 61 VAN RIEBEECK STREET, ALBERTON

In pursuance of a judgment granted by this Honourable Court on 6 SEPTEMBER 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R554 487.60, by the Acting Sheriff of the High Court JOHANNESBURG EAST, to the highest bidder.

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

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

ERF 291 REWLATCH EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 1100 (ONE THOUSAND ONE HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T18992/2011, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 64 SOUTH ROAD, REGENTS PARK, REWLATCH EXTENSION 4, JOHANNESBURG SOUTH, GAUTENG), MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL.

ZONING: RESIDENTIÁL.

IMPROVEMENTS: (Not Guaranteed): MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, FAMILY ROOM, 3 BEDROOMS, 2 BATHROOMS.

TAKE FURTHER NOTICE THAT:

- 1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
- 2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Acting Sheriff for Johannesburg East, 61 Van Riebeeck Street, Alberton.
 - 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

Dated at PRETORIA, 04 FEBRUARY 2025.

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: G12110/DBS/N FOORD/CEM. -.

AUCTION

Case No: 52151/2024 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: ABSA BANK LIMITED, Plaintiff and LINDA QAMBI LYDIA GABISILE QAMBI (PREVIOUSLY NXUMALO), Defendant

NOTICE OF SALE IN EXECUTION

16 APRIL 2025, 11:00, THE SHERIFF'S OFFICE, SPRINGS: 99 8TH STREET, SPRINGS

In pursuance of a judgment granted by this Honourable Court on 9 SEPTEMBER 2024, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R630 000.00, by the Sheriff of the High Court SPRINGS, to the highest bidder.

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

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

ERF 1925, PAYNEVILLE TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, IN EXTENT: 356 (THREE HUNDRED AND FIFTY SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T7372/2008, SUBJECT TO THE CONDITIONS CONTAINED THEREIN (also known as: 26 CHIKANE ROAD, PAYNEVILLE, SPRINGS, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

LOUNGE, BATHROOM, 3 BEDROOMS, KITCHEN, TILE ROOF, BRICK FENCING, SINGLE-STOREY BUILDING, OUTER WALL FINISHING - PLASTER

Dated at PRETORIA, 11 FEBRUARY 2025.

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: U26248/DBS/N FOORD/CEM. -.

AUCTION

Case No: 17304/2024 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: NEDBANK LIMITED, Plaintiff and PALESA LETTI MAHLASELA, Defendant

NOTICE OF SALE IN EXECUTION

16 APRIL 2025, 11:00, THE SHERIFF'S OFFICE, SPRINGS: 99 8TH STREET, SPRINGS

In pursuance of a judgment granted by this Honourable Court on 16 OCTOBER 2024, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R300 000.00, by the Sheriff of the High Court SPRINGS, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, SPRINGS: 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 136 OF ERF 325 DAGGAFONTEIN TOWNSHIP

REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 289 (TWO HUNDRED AND EIGHTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER T40766/2022

SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED AND SUBJECT TO THE CONDITIONS IMPOSED BY EASTWOOD MANOR HOA NPC, REGISTRATION NUMBER: 2020/527700/08

(also known as: 136 EASTWOOD MANOR, BOKMAKIERIE STREET, DAGGAFONTEIN, SPRINGS, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

LOUNGE, BATHROOM, MASTER BEDROOM, 2 BEDROOMS, KITCHEN, BRICK BUILDING, INNER FLOOR FINISHING - TILES, TILE ROOF, SINGLE-STOREY BUILDING, OUTER WALL FINISHING - FACE BRICK, SOLAR PANEL (GEYSER)

Dated at PRETORIA, 13 FEBRUARY 2025.

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: L4583/DBS/N FOORD/CEM. -.

AUCTION

Case No: 41998/2019 DOCEX 178. PRETORIA

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

IN THE MATTER BETWEEN: ABSA BANK LIMITED, Plaintiff and MALOSE DANIEL LEOLO TSHAKA MAXON LEOLO, Defendant

NOTICE OF SALE IN EXECUTION

15 APRIL 2025, 10:00, THE SHERIFF'S OFFICE, JOHANNESBURG WEST: 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, GAUTENG

In pursuance of a judgment granted by this Honourable Court on 7 SEPTEMBER 2022, a Warrant of Execution issued on 4 APRIL 2023, and an Order interms of Rule 46A(9)(c) granted on 27 NOVEMBER 2024, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R100 000.00, by the Sheriff of the High Court JOHANNESBURG WEST, to the highest bidder.

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

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

A UNIT CONSISTING OF -

(A) SECTION NO. 156 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS242/1993, IN THE SCHEME KNOWN AS LIMPOPO IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT TRIOMF TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 75 (SEVENTY FIVE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST29911/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

(also known as: UNIT 156 LIMPOPO, 96 GIBSON STREET, SOPHIATOWN, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

2 BEDROOMS, OPEN PLAN LOUNGE/DINING ROOM, BATHROOM, TOILET, KITCHEN

TAKE FURTHER NOTICE THAT:

- 1. Sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtor(s) for money owing to the Execution Creditor.
- 2. Rules of auction and conditions of sale may be inspected at the Sheriff's office, SHERIFF JOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, GAUTENG, 24 hours prior to the auction.
- 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance.
- 4. All bidders are required to pay a R30 000.00 (REFUNDABLE) registration fee via eft prior to the commencement of the auction in order to obtain a buyer's card.
- 5. Registration for auctions is open the day before from 9:30 to 1Pm and closes at 09:30 on the day of auction.
 - 6. The Sheriff, MR INDRAN ADIMOOLUM, will conduct the auction.
- 7. The Purchaser shall pay to the Sheriff a deposit of ten per cent (10%) of the purchase price in cash or by bank guaranteed cheque or by electronic funds transfer on the day of the sale.
- 8. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale.

Dated at PRETORIA, 13 FEBRUARY 2025.

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: U22364/DBS/N FOORD/CEM. -.

AUCTION

Case No: 92152/2019 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 MVELELI ERIC MADLANGA MAMILE ROYALJOY MADLANGA, Defendant

NOTICE OF SALE IN EXECUTION

15 APRIL 2025, 10:00, 61 VAN RIEBEECK AVENUE, ALBERTON

In pursuance of a judgment granted by this Honourable Court on 6 MAY 2021, a Warrant of Execution issued on 29 MARCH 2022, and an Order in terms of Rule 46A(9)(c) granted on 26 FEBRUARY 2024, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R400 000.00, by the Sheriff of the High Court JOHANNESBURG SOUTH at 61 VAN RIEBEECK AVENUE, ALBERTON, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, JOHANNESBURG SOUTH: 24 VORSTER AVENUE, GLENANDA, JOHANNESBURG SOUTH, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

ERF 900 TURFFONTEIN TOWNSHIP

REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T23343/2005

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 52 DE VILLIERS STREET, TURFFONTEIN, JOHANNESBURG SOUTH, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, BATHROOM, SHOWER, TOILET & OUTBUILDING: BEDROOM, BATHROOM, SHOWER, TOILET

TAKE FURTHER NOTICE THAT:

- 1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
- 2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff for Johannesburg South, 24 Vorster Avenue, Glenanda, Johannesburg South.
 - 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
 - a) Directive of the Consumer Protection Act 68 of 2008.

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

- b) FICA legislation i.r.o. proof of identity and address particulars.
- c) Payment of a Registration Fee of R50 000.00 by EFT that must reflect in the Sheriff's account prior to the sale.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

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

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

Dated at PRETORIA, 11 FEBRUARY 2025.

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: G11602/DBS/N FOORD/CEM. -.

AUCTION

Case No: 101010/2023 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: NEDBANK LIMITED, Plaintiff and ERNEST MUTHI SHABANGU, Defendant

NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 09:30, THE SHERIFF'S OFFICE, BOKSBURG: 182 LEEUWPOORT STREET, BOKSBURG

In pursuance of a judgment granted by this Honourable Court on 11 JUNE 2024, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R455 000.00, by the Sheriff of the High Court BOKSBURG, to the highest bidder.

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

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

ERF 8274 WINDMILL PARK EXTENSION 21 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 180 (ONE HUNDRED AND EIGHTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T34848/2018, SUBJECT TO THE CONDITIONS THEREIN CONTAINED,(also known as: 8274 CAIRO STREET, WINDMILL PARK EXTENSION 21, BOKSBURG, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

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

Dated at PRETORIA, 12 FEBRUARY 2025.

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: L4587/DBS/N FOORD/CEM. -.

AUCTION

Case No: 81711/2023 DOCEX 178. PRETORIA

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

IN THE MATTER BETWEEN: NEDBANK LIMITED, Plaintiff and RUSSEL RUSARE, Defendant NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 09:30, THE SHERIFF'S OFFICE, BOKSBURG: 182 LEEUWPOORT STREET, BOKSBURG

In pursuance of a judgment granted by this Honourable Court on 4 APRIL 2024, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R750 000.00, by the Sheriff of the High Court BOKSBURG, to the highest bidder.

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

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

ERF 704 SUNWARD PARK EXTENSION 2 TOWNSHIP

REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 1200 (ONE THOUSAND TWO HUNDRED) SOUARE METRES

HELD BY DEED OF TRANSFER NUMBER T7126/2020

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 69 GESTERNTE ROAD, SUNWARD PARK EXTENSION 2, BOKSBURG, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: 3 BEDROOMS, KITCHEN, DINING ROOM, 2 BATHROOMS/TOILETS, SHOWER, GARAGE AND CARPORT & SWIMMING POOL

Dated at PRETORIA, 18 FEBRUARY 2025.

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: L4301/DBS/N FOORD/CEM. -.

Case No: 32672/2022

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

In the matter between: NEDBANK LIMITED, Plaintiff and THABO MICHAEL MACHIKA N.O., 1st Defendant AND THE MASTER OF THE HIGH COURT, PRETORIA, 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 11:00, SHERIFF OF THE HIGH COURT, SOLOMON MAHLANGU DRIVE, 110BA MEDICAL CENTRE, KHAMHLANGA

TAKE NOTICE that in execution of a judgment by default in the above court, a sale in execution, will be held by the Sheriff of the Magisterial District, Kwamhlanga (Mdutjana & Mkobola HL), at the Sheriff's office, Solomon Mahlangu Drive, 110BA Medical Centre, Kwamhlanga, South Africa, 1022 on 11 April 2025 at 11:00, of the following immovable property, on conditions to be read out by the auctioneer at the time of the sale:

ERF 249 KWAMHLANGA-B TOWNSHIP, REGISTRATION DIVISION J.T., PROVINCE OF MPUMALANGA MEASURING 570 (FIVE HUNDRED AND SEVENTY) SQUARE METRES HELD BY DEED OF TRANSFER TG5/1995KD

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

("the immovable property");

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

1. The property's physical address is: Stand 249, Thuthuka Street, Section C, Hospital View, Kwamhlanga;

- 2. The improvements consist of:
- 2 x Bed Rooms
- 1 x Bath Rooms

No. 52395

- 1 x Kitchens
- 1 x Living Room
- 3. The town planning zoning of the property is: General Residential.

TAKE FURTHER NOTICE that:

- 1. This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court.
- 2. The Rules of the auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff of the Magisterial District: Kwamhlanga (Mdutjana & Mkobola HL), Solomon Mahlangu Drive, 110BA Medical Centre, Kwamhlanga, South Africa, 1022
 - 3. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
- a. Directive of the Consumer Protection Act 68 of 2008. (http://www.info.gov.za/view/downloadfileAction?id=99961)
 - b. FICA-legislation in respect of proof of identity and address particulars.
 - c. Payment of a registration fee of R15,000.00 in cash.
 - d. Registration conditions.
- 4. The office of the Sheriff of the Magisterial District: Kwamhlanga (Mdutjana & Mkobola HL) will conduct the sale;
 - 5. Advertising costs at current publication rates and sale costs, according to court rules, apply;
- 6. Conditions of sale may be inspected at the office of the Sheriff of the Magisterial District: Kwamhlanga (Mdutjana & Mkobola HL), Solomon Mahlangu Drive, 110BA Medical Centre, Kwamhlanga, South Africa, 1022

Dated at PRETORIA, 19 FEBRUARY 2025.

Attorneys for Plaintiff(s): VR ATTORNEYS, 221 GORDON ROAD, HATFIELD, PRETORIA. Tel: 012 342 7861. Fax: -, Ref: TN0014. -.

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA (DISTRICT OF JOHANNESBURG)

Case No: 2023-049779

IN THE MATTER BETWEEN SPARTACUS BODY CORPORATE - Execution Creditor and MVIOLET MAPITSI MOLOTO - 1st Execution Debtor, CITY OF EKURHULENI METROPOLITAN MUNICIPALITY - 2nd Execution Debtor and SOUTH AFRICAN HOME LOANS GUARANTEE TRUST - 3rd Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 09:30, Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg

In PURSUANCE of judgment in the Johannesburg High Court and a WRIT of Attachment dated 29 th October 2024, the property listed below will be sold in execution by the Sheriff Boksburg, on the 11 th ofApril 2025 at Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg, at 09:30 am to the highest bidder.

PROPERTY:

- 1. Section no. 174 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 20 Paul Smit Road, Ravenswood Ext 21, of which section the floor area, according to the said sectional plan, is 60 (sixty) 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 ST10702/2021 together with the Exclusive Use Area registered under document number SK2112/2000S

ALSO KNOWN AS: Unit 174 Spartacus Body Corporate, Ravenswood Ext 21, Township, Boksburg.

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

The property comprising of:

2 Bedrooms, 1 Bathroom, Carport, Lounge, Kitchen.

THE CONDITIONS OF SALE

The refundable registration fee in the amount R 50 000.00 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

No. 52395

Case No: 2023-002760

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.

HEERSCHOP PIENAAR INC Execution Creditor's Attorneys Block A, Ground Floor, Clearview Office Park, 77 Wlhelminia Avenue, 1735 Tel: 011 763 3050 | Fax: 011 760 4767E-mail: jp@shplaw.co.za - SPA3/0047.

Dated at Roodepoort, 11 SEPTEMBER 2022.

Attorneys for Plaintiff(s): Heerschop Pienaar Attorneys, Block A, Ground Floor, Clearview Office Park, 77 Wlhelminia Avenue, Strubens Valley. Tel: 011 763 3050. Fax: 011 760 4767. Ref: SPA3/0047. -.

AUCTION

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

IN THE MATTER BETWEEN SPARTACUS BODY CORPORATE - Execution Creditor and BELINDA JANSEN VAN VUUREN, 1st Execution Debtor ,CITY OF EKURHULENI METROPOLITAN, 2nd Execution Debtor and FIRSTRAND BANK LTD, 3rd Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 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 22 September 2023, the property listed below will be sold in execution by the Sheriff Boksburg, on the 11 TH April 2025 at Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg, at 9:30am with a reserve of R 409 986.74, to the highest bidder.

PROPERTY:

- 1. Section no. 119, in the scheme known as Spartacus, with scheme number SS236/1994, under Title Deed ST42148/2005, which is better known as Unit 119 Spartacus Body Corporate, Ravenswood Ext 21, Township, Boksburg 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 ST42148/2005
 - ALSO KNOWN AS: Unit 119 Spartacus Body Corporate, Ravenswood Ext 21, Township, Boksburg.

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

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

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.

HEERSCHOP PIENAAR INC Execution Creditor's Attorneys Block A, Ground Floor, Clearview Office Park, 77 Wilhelminia Avenue, Strubens Valley, 1735 Tel: 011 763 3050 | Fax: 011 760 4767E-mail: jp@shplaw.co.za - SPA3/0062

Dated at Roodepoort, 14 AUGUST 2024.

Attorneys for Plaintiff(s): Heerschop Pienaar Attorneys, Block A, Ground Floor, Clearview Office Park, 77 Wilhelminia Avenue, Strubens Valley. Tel: 011 763 3050. Fax: 011 760 4767. Ref: SPA3/0062. -.

AUCTION

Case No: 2022/027696

IN THE HIGH COURT OF SOUTH AFRICA (DISTRICT OF JOHANNESBURG)

IN THE MATTER BETWEEN SPARTACUS BODY CORPORATE - Execution Creditor and MASWABI FRANCINA MMADIRA - 1st Execution Debtor and CITY OF EKURHULENI METROPOLITAN MUNICIPALITY - 2nd Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 09:30, Sheriff Boksburg

In PURSUANCE of judgment in the Johannesburg High Court and a WRIT of Attachment dated 14 th June 2023, the property listed below will be sold in execution by the Sheriff Boksburg, on the 11 th ofApril 2025 at Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg, at 09:30 am to the highest bidder, without reserve.

PROPERTY:

- 1. Section no. 66 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 20 Paul Smit Road, Ravenswood Ext 21, of which section the floor area, according to the said sectional plan, is 60 (sixty) 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 ST 41708/2015

ALSO KNOWN AS: Unit 66 Spartacus Body Corporate, Ravenswood Ext 21, Township, Boksburg.

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

The property comprising of: 2 Bedrooms, 1 Bathroom, Car port, Lounge, Kitchen.

THE CONDITIONS OF SALE

The refundable registration fee in the amount R 50 000.00 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.

HEERSCHOP PIENAAR INC Execution Creditor's Attorneys Block A, Ground Floor, Clearview Office Park, 77 Wlhelminia Avenue, 1735 Tel: 011 763 3050 | Fax: 011 760 4767E-mail: jp@shplaw.co.za - SPA3/0063.

Dated at Roodepoort, 11 SEPTEMBER 2022.

Attorneys for Plaintiff(s): Heerschop Pienaar Attorneys, Block A, Ground Floor, Clearview Office Park, 77 Wlhelminia Avenue, Strubens Valley. Tel: 011 763 3050. Fax: 011 760 4767. Ref: SPA3/0063. -.

AUCTION

Case No: 2022-8662

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

IN THE MATTER BETWEEN WEAVER'S NEST BODY CORPORATE - Execution Creditor and CYPRIAN GABRIEL SANDILE MAKHATINI, 1st Execution Debtor, CITY OF EKURHULENI METROPOLITAN, 2nd Execution Debtor and NEDBANK LTD, 3rd Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 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 5 February 2024, the property listed below will be sold in execution by the Sheriff Boksburg, on the 11 THof April 2025 at Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg, at 9:30am without reserve to the highest bidder.

PROPERTY:

1. Section no. 6, in the scheme known as Weaver's Nest, with scheme number SS20/2019, under Title Deed ST20546/2019, which is better known as Unit 6 Weavers Nest, Parklands Village Estate, Jubilee Road, Parkrand, Boksburg in the City of Ekurhuleni Metropolitan Municipality of which section

the floor area, according to the sectional plan 128 (One Hundred and Twenty Eight) 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 ST20546/2019

ALSO KNOWN AS: Unit 6 Weavers Nest, Parklands Village Estate, Jubilee Road, Parkrand, Boksburg. The following information is furnished regarding the improvements, though in this respect:

The property comprising of: 3 Bedroom, 2 Bathroom / Showers / Toilets, Lounge, Kitchen & Garage 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, 12 JULY 2024.

Attorneys for Plaintiff(s): Heerschop Pienaar Attorneys, Block A, Ground Floor, Clearview Office Park, 77 Wilhelminia Avenue, Strubens Valley. Tel: 011 763 3050. Fax: 011 760 4767. Ref: WEA2/0014. -.

Case No: 2022-059460 DOCEX 589, JOHANNESBURG

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

In the matter between: CAPITEC BANK LIMITED, Plaintiff and ALAN MONTAGUE CULVERWELL, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 APRIL 2025, 10:00, SHERIFF'S OFFICE LOWER-TUGELA, SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER/KWA DUKUZA

In pursuant to a Judgment granted against the Respondent for money owing to the Applicant in the above Honourable Court dated the 27 TH day of MARCH 2024, in terms of which the following property will be sold in execution on the 22NDday of APRIL 2025at 10:00at the SHERIFF`S OFFICE FOR LOWER TUGELA, SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER /KWA DUKUZA,to the highest bidder: CERTAIN PROPERTY Portion 151 (of 80) of the Farm Lot 2 No 1673, Registration Division, FU, Province of Kwazulu Natal SITUATE AT: 55 Panorama Drive, Zinkwazi Beach, KwaZulu Natal) MEASURING: 1203 (one thousand two hundred and three) square metres, HELD by the Respondents under Deed of Transfer No T10692/1987 ZONING: RESIDENTIAL (NOTHING GUARANTEED); IMPROVEMENTS:

The following information is furnished but not guaranteed:- MAIN DWELLING, DOUBLE STOREY, 1X BEDROOM WITH BUILT-IN CUPBOARDS, DRESSING ROOM AND ENSUITE (COMPRISING OF TOILET, SHOWER AND BATH) AND TILED FLOOR (FAIR CONDITION);2X BEDROOMS WITH BUILT IN CUPBOARDS AND TILED FLOOR (FAIR CONDITION);1X BATHROOM (WITH TOILET AND SHOWER) AND TILED FLOOR (FAIR CONDITION);1X BATHROOM (WITH TOILET, BATH AND SHOWER) TILED FLOOR (FAIR CONDITION); 1X ENTERTAINMENT ROOM WITH TILED FLOOR (FAIR CONDITION);1X DINING ROOM WITH TILED FLOOR (FAIR CONDITION); 1X LOUNGE (GROUND FLOOR) AND TILED FLOOR (FAIR CONDITION); 1XLOUNGE (UPPER LEVEL) AND TILED FLOOR (FAIR CONDITION);1XKITCHEN WITH BUILT-IN CUPBOARDS AND TILED FLOOR (FAIR CONDITION); 1XSTORAGE ROOM WITH TILED FLOOR (FAIR CONDITION);1XPANTRY;1X LAUNDRY ROOM;1X SWIMMING ROOM;1X DOUBLE GARAGE AND CEMENT FLOOR;1X3 VEHICLE SPACE METAL CARPORT WITH SHADE CLOTH;1X FLATLET COMPRISING OF 1 BEDROOM, BUILT-IN CUPBOARDS,

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 (On Hundred Thousand and One Rand) to R400,000.00 (Forty Thousand Rand) and 1.5% (One point Five) on the balance of the proceed of the sale, subject to a maximum fee of R40,00.00 (Forty Thousand Rand) plus VAT and a minimum of R3,000.00 (Three Thousand Rand) plus VAT, pay a deposit of 10% (Ten Percent) 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 (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. Should the Purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust Account within 21 (Twenty One) days, from date of sale as per paragraph 4.1 of the Conditions of Sale in which case any claim for interest shall for interest shall lapse. The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF Lower Tugela, Suite 3, Prithvi Centre, 131 Mahatma Gandhi Street, Stander/Kwa Dukuza. The Sheriff Lower Tugela 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) URL http://www.info.gov.za/view/DownloadFileAction?id=99961) (C)FICA - legislation i.r.o. proof of identity and address particulars. (D)Payment of a Registration Fee of R50000.00. € Registration conditions.The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Lower Tugela, Suite 3, Prithvi Centre, 131 Mahatma Gandhi Street, Stanger/Kwa Dukuza, during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 21 FEBRUARY 2025.

Attorneys for Plaintiff(s): JAY MOTHOBI INC, 9 ARNOLD ROAD, ROSEBANK, 2196. Tel: 011-268 3500. Fax: 011-268 3555. Ref: MAT85935. NICO GEORGIADES.

Case No: 2022- 23345 DOCEX 589, JOHANNESBURG

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

In the matter between: ABSA BANK LIMITED, Plaintiff and THELLONG DEVELOPMENT SERVICES CC, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00, SHERIFF'S OFFICE VEREENIGING, 91 GENERAL HERTZOG STREET, VEREENIGING

In pursuant to a Judgment granted against the Defendant for money owing to the Plaintiff in the above Honourable Court dated the 13 TH day of FEBRUARY 2024 , in terms of which the following property will be sold in execution on the 10 TH day of APRIL 2025at 10:00at the SHERIFF`S OFFICE VEREENIGING, 91 General Hertzog Street. Vereeniging, to the highest bidder:-

Erf 652 Three Rivers, EXT. 1, EMFULENI, Registration Division IQ, The Province of Gauteng, In extent 2039.0000 SQM, Held by Deed of Transfer no. T78763/2013

Physical address being 38 Zambezi Street, Three Rivers, Vereeniging

ZONING: RESIDENTIAL (NOTHING GUARANTEED):

IMPROVEMENTS:

The following information is furnished but not guaranteed:-

A DWELLING WITH TILED ROOF, X3 BEDROOMS, KITCHEN, LOUNGE, DINING, TOILET BATHROOM AND GARAGE

(nothing is warranted and nothing is guaranteed)

The purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the proceeds of the sale up to a price of R100,000.00 (One Hundred Thousand Rand) and thereafter 3.5% (three point five percent) on R100,001.00 (On Hundred Thousand and One Rand) to R400,000.00 (Forty Thousand Rand) and 1.5% (One point Five) on the balance of the proceed of the sale, subject to a maximum fee of R40,00.00 (Forty Thousand Rand) plus VAT and a minimum of R3,000.00 (Three Thousand Rand) plus VAT, pay a deposit of 10% (Ten Percent) 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 (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.

Should the Purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust Account within 21 (Twenty One) days, from date of sale as per paragraph 4.1 of the Conditions of Sale in which case any claim for interest shall for interest shall lapse.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF VEREENIGING, 91 GENERAL HERTZOG STREET, THREE RIVERS.

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

A) Directive of the Consumer Protection Act 68 of 2008

No. 52395

Case No: 2023-078835

(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.
- D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Vereeniging, 91 General Hertzog Street, Three Rivers during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 07 MARCH 2025.

Attorneys for Plaintiff(s): JAY MOTHOBI INC, 9 ARNOLD ROAD, ROSEBANK, 2196. Tel: 011-268 3500. Fax: 011-268 3555. Ref: MAT86326. NICO GEORGIADES.

AUCTION

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

IN THE MATTER BETWEEN RAVENS ROCK BODY CORPORATE - Judgment Creditor and PHUMALANI MENZI MABENA - 1st Judgment Debtor and EKURHULENI METROPOLITAN MUNICIPALITY- 2nd Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 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 October 2024, the property listed below will be sold in execution by the Sheriff Boksburg, on the 11 TH day of April 2025 at Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg, at 9:30 am with a reserve of R 260 000.00, to the highest bidder.

PROPERTY:

- 1. Section no. 32, in the scheme known as Ravens Rock, with scheme number SS261/2007, under Title Deed ST51661/2015, which is better known as Unit 32 Ravens Rock Body Corporate, Transvaal Street, Witfield, Township, Boksburg in the City of Ekurhuleni Metropolitan Municipality of which section the floor area, according to the sectional plan 59 (Fifty 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 quota as enclosed on the said sectional plan.
 - 3. Held by Deed of Transfer ST51661/2015
- ALSO KNOWN AS: Unit 32 Ravens Rock Body Corporate, Transvaal Street, Witfield, Township, Boksburg.

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

The property comprising of: 2 Bedrooms, Kitchen, Lounge, Bathroom/Shower/Toilet and Garage 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, 19 FEBRUARY 2025.

Attorneys for Plaintiff(s): Heerschop Pienaar Attorneys, Block A, Ground Floor, Clearview Office Park, 77 Wilhelmina Avenue, Allen's Nek.. Tel: 011 763 3050. Fax: 011 760 4767. Ref: RAV7/0003. -.

AUCTION

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

Case No: 2024-073856

IN THE MATTER BETWEEN OAK RIDGE BODY CORPORATE - Judgment Creditor and JOHN GREGORY WHITE - 1st Judgment Debtor, CARALEE WHITE - 2nd Judgment Debtor, NEDBANK LIMITED- 3rd Judgment Debtor and THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY- 4th Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, SHERIFF ROODEPOORT NORTH 182 PROGRESS ROAD LINDHAVEN ROODEPOORT 1724

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of execution dated 16 October 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 NORTH 182 PROGRESS ROAD LINDHAVEN ROODEPOORT 1724 on the 11 April 2025 at 10h00 or as soon as reasonably possible thereafter.

THE PROPERTY:

- 1. UNIT 3 , in the sectional title scheme known asOakridge Body Corporate , with scheme numberSS 123/1991 , held by the Execution Debtor under Sectional Title DeedST76651/1999 , which is better known asUNIT 3 OAKRIDGE BODY CORPORATE, 69 OUTHOUT AVENUE, WELTEVREDENPARK , in the City of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional title plan is 72 (SEVENTY TWO) 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.
 - 3. As aforementioned, the property is held by Deed of Transfer ST76651/1999.

THE PROPERTY IS ALSO KNOWN AS: UNIT 3 OAKRIDGE BODY CORPORATE, 69 OUTHOUT AVENUE, WELTEVREDENPARK.

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

The property consists of: Two $\,$ (2) Bedrooms, 2 (Two) Bathroom, 1 (One) TV-Living Room, 1 (One) Kitchen and 1 (One) Carport .

THE CONDITIONS OF SALE:

760319 0348 08 0, 2nd Defendant

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 NORTH, 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 NORTH 182 PROGRESS ROAD LINDHAVEN ROODEPOORT 1724.

Dated at Roodepoort, 21 FEBRUARY 2025.

Attorneys for Plaintiff(s): Heerschop Pienaar Attorneys, Block A, Ground Floor, Clearview Office Park, 77 Wilhelmina Avenue, Allen's Nek.. Tel: 011 763 3050. Fax: 011 760 4767. Ref: OAK6/0001. -.

IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION)

Case No: 118553/2023

In the matter between: Firstrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and THEMBA MOSES LUKELE with id 750202 5373 08 3, 1st Defendant and SIBONGILE EMILY LUKELE with id

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK

Sale in execution to be held on the 10th of April 2025 @ 10h00 by the Sheriff at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park.

ERF 324, ESTERPARK EXTENSION 1 TOWNSHIP,, REGISTRATION DIVISION I.R., PROVINCE GAUTENG, MEASURING 1 000 square metres, Held by Deed of Transfer T66027/2013

Situate at: 3 Magnolia Street, Estherpark Extension 1, Kempton Park, Gauteng Province

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Lounge, 1 x Family Room, 1 x Dining Room, 1 x Kitchen, 3 x Bedrooms, 2 x Bathroom and 2 x WC, 1 x Dressing Room, 2 x Out Garages, 1 x Laundry and 1 x Bathroom.

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

Case No: 101235/2023

The Auction will be conducted by the Sheriff and / or his / her Deputy to the highest bidder with a reserve price set at R1 150 000-00.

Conditions of sale can be inspected at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park, 24 hours prior to the auction.

Dated at Pretoria, 07 MARCH 2025.

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/B3292. -.

IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION)

In the matter between: Firstrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and VIALLI LUCKIANO FRITZ with id 900611 5085 08 4, Defendant

NOTICE OF SALE IN EXECUTION

09 APRIL 2025, 14:00, 61 VAN RIEBEECK AVENUE, ALBERTON

Sale in execution to be held on the 9th of April 2025 @ 14h00 by the Sheriff at 61 Van Riebeeck Avenue, Alberton

ERF 1282 ORANGE GROVE TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE GAUTENG MEASURING 495 square metres

Held by Deed of Transfer T36090/2019

Situate at: 98 - 9th Street, Orange Grove, Johannesburg, Gauteng Province

Improvements - (Not guaranteed): A residential dwelling consisting of:

1st Dwelling: 1 x entrance Hall, 1 x Lounge, 1 x Kitchen, 1 x Patry, 3 x Bedrooms, 2 x Bathrooms, 1 x Shower. 2 x WC and 2 Out Garages.

2nd Dwelling: 1 x Lounge, 1 x Kitchen, 1 x Bedroom, 1 x Bathroom and 1 x WC.

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

The Auction will be conducted by the Sheriff and / or his / her Deputy to the highest bidder with a reserve price set at R1 050 000-00.

Conditions of sale can be inspected at 61 Van Riebeeck Avenue, Alberton, 24 hours prior to the auction.

Dated at Pretoria, 07 MARCH 2025.

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/B3260. -.

Case No: 101235/2023

IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION)

In the matter between: Firstrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and VIALLI LUCKIANO FRITZ with id 900611 5085 08 4, Defendant

NOTICE OF SALE IN EXECUTION

09 APRIL 2025, 14:00, 61 VAN RIEBEECK AVENUE, ALBERTON

Sale in execution to be held on the 9th of April 2025 @ 14h00 by the Sheriff at 61 Van Riebeeck Avenue, Alberton

ERF 1282 ORANGE GROVE TOWNSHIP,, REGISTRATION DIVISION I.R., PROVINCE GAUTENG, MEASURING 495 square metres, Held by Deed of Transfer T36090/2019, Situate at: 98 - 9th Street, Orange Grove, Johannesburg, Gauteng Province

Improvements - (Not guaranteed): A residential dwelling consisting of:

1st Dwelling: 1 x entrance Hall, 1 x Lounge, 1 x Kitchen, 1 x Patry, 3 x Bedrooms, 2 x Bathrooms, 1 x Shower, 2 x WC and 2 Out Garages.

2nd Dwelling: 1 x Lounge, 1 x Kitchen, 1 x Bedroom, 1 x Bathroom and 1 x WC.

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

The Auction will be conducted by the Sheriff and $\!\!\!/$ or his $\!\!\!/$ her Deputy to the highest bidder with a reserve price set at R1 050 000-00.

Conditions of sale can be inspected at 61 Van Riebeeck Avenue, Alberton, 24 hours prior to the auction.

Dated at Pretoria, 07 MARCH 2025.

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/B3260. -.

AUCTION

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

In the matter between: NEBANK LIMITED, Judgement Creditor and THABO NICKY KHANYILE,
Judgment Debtor

NOTICE OF SALE IN EXECUTION

09 APRIL 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 R940 000.00 and will be held at 61 VAN RIEBEECK AVENUE, ALBERTON on 9 APRIL 2025 at 14H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 61 VAN RIEBEECK AVENUE, ALBERTON, prior to the sale.

CERTAIN:

PORTION 1 OF ERF 97 LOMBARDY EAST TOWNSHIP, Registration Division IR, Province of GAUTENG, being 263 CROMSWELL ROAD, LOMBARDY EAST, JOHANNESBURG

MEASURING: 2024 (TWO THOUSEND AND TWENTY FOUR) Square Metres;

HELD under Deed of Transfer No. T100706/2022

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: 3 BEDROOMS, 2 BATHROOMS, KITCHEN 3 LIVING ROOMS, ENTRANCE HALL, LAUNDRY, STOREROOM

OUTSIDE BUILDINGS: 6 CARPORTS, 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, 03 FEBRUARY 2025.

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: MAT455993\ELOUISE VAN TONDER\TK. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 006598/2022 29 Parktown North

Case No: 2023-111035

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

In the matter between: FIRSTRAND BANK LIMITED T/A FIRSTRAND BANK, Plaintiff and BLACK JOINT GENERAL TRADING (Registration No 2007/214189/23) - Execution Debtor, Defendant

NOTICE OF SALE IN EXECUTION

16 APRIL 2025, 11h00, Sheriff of the High Court, 366 Stateway, Doorn, Welkom

Property description Erf 7207 Welkom Extension 11, Registration Division Welkom RD, Local Authority Matjhabeng, Province of Freestate, measuring 3885.0000sqm in extent, Held by Deed of Transfer No T13539/2012

Physical address 31 Barnato Street, Reitzpark known as "Casa Villa Flats"

Zoned: residential

main building/outbuildings/other

- · There are 10 buildings all constructed under brick under a pitched tile roof:
- · Nine of the buildings have been divided into two flats each, and one building is divided into three flats:
- · All the flats are the same size (unknown) and comprise of open plan kitchen with lounge and ceramic floor tiles, with rhino board ceilings, built in cupboards and single stainless steel sink, a built in oven and hob. Two bedrooms have ceramic floor tiles, rhino board ceilings, bath, basin and toilet:
 - · The units are fitted with burglar bars and security gates;
 - · There are 9 steel structure carports with flat IBR roofs, providing parking for 21 vehicles;
 - · The driveway of the immovable property is tarred;
- · At the rear of the units, there is a small grass area used as gardens for residents, some have been cordoned off;
- · The rear and side boundaries of the immovable property are formed by precast concrete walls with razor blade on top;
 - · The street boundary is formed by a brick wall which is plastered and painted;
 - · There is a remote- controlled sliding steel gate at the entrance. \

The nature, extent, conditions and existence of the improvements are not guaranteed, warranted or confirmed.

The property is sold without a reserve price.

Conditions of sale: Kindly take notice that the rules of the auction and conditions of sale may be inspected at the Sheriff's offices, during office hours at 366 Stateway, Doorn, Welkom.

Kindly take notice further that registration as a buyer is a pre-requisite subject to the following specific conditions (a) That the sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, in pursuance of a Judgment granted against the Execution Debtor for money owing to the Judgment Creditor; (b) FICA legislation requirements: proof of ID, residential address, not older than three (3) months; (c) Registration conditions - any prospective buyer is required to register as a prospective purchaser prior to the commencement of the auction and make payment of the requisite registration fee of R15 000,00 (refundable) by way of EFT; (d) the auctioneer shall be Sheriff Clayton Peter Brown or a duly authorised auctioneer of the Sheriff of the High Court, Welkom.

Dated at Johannesburg, 07 MARCH 2025.

Attorneys for Plaintiff(s): A D Hertzberg Attorneys,, No 2 Ferngrove, 47 Morsim Road, Hyde Park, Johannesburg. Tel: 0873781313. Fax: -. Ref: Ms N. Radlovic/F2921. -.

AUCTION

Case No: 2022-041049 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 ADRIAN HAMILTON BOWERS (IDENTITY NUMBER: 830717 5191 080) - EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 10:00, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale with a with reserve price of R300 000.00 , will be held at the office of the Acting SheriffVANDERBIJLPARK , atLAMEES BUILDING, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK on FRIDAY the 11 TH APRIL 2025 at 10 H00 of the undermentioned property of the

Execution Debtor on the Conditions which will lie for inspection prior to the sale at the offices of Acting SheriffVANDERBIJLPARK, atCORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK: A DWELLING COMPRISING OF: Main Building: Freestanding Storey, Roof: Tile. 2x Bedrooms, 1x Bathroom, - Not Guaranteed) ERF 327 GOLDEN GARDENS 1x Toilet. (Improvements / Inventory TOWNSHIP REGISTRATION DIVISION I.Q. GAUTENG PROVINCE MEASURING 258 (TWO HUNDRED AND FIFTY-EIGHT) SQUARE METRES.HELD BY DEED OF TRANSFER T16172/2019.SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: EMFULENI. ALSO KNOWN AS: 327 MOLLO STREET, GOLDEN GARDENS, GAUTENG PROVINCE. Terms: 10% (TEN PERCENT) of the purchase price in cash or EFT on the day of the sale; the balance payable against registration of transfer; a guarantee to be furnished within21 (Twenty One) days from the date of sale. No third party guarantees will be accepted.AUCTIONEER'S CHARGES, payable on the day of the sale, to be calculated as follows:6% SIX PER CENT) on the firstR100 000.00; 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 000.00 plus Vat and 1.5% (ONE POINT FIVE PERCENT) on the balance of the proceeds of the sale subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00 plus Vat (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser.1. sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable.2. The rules is a sale in execution pursuant to a judgment obtained in the above honourable court.3. The rules of the auction are available 24 hours prior to the auction at the office of the Acting Sheriff Vanderbijlpark, LAMEES BUILDING, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK. 4.Registration as a buyer is a pre-requisite subject to a specific condition, inter alia. 5.Directive of the Consumer Protection Act 68 of 2008 (Url http://ww.info.gov.za/view/downloadfileaction?id-99961). 6.FICA registration i.r.o. - proof of identity and address particulars.7.Payment of a registration deposit of R10,000.00 (in cash or EFT).8.The auctioneer will beMr P. Ora .Inspect conditions atTHE ACTING SHERIFF VANDERBIJLPARK'S CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK. TELEPHONE NUMBER: (016) 100-7942.

Dated at PRETORIA, 19 MARCH 2025.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC, BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Tel: (012) 365-1887. Fax: -. Ref: M JONKER / JP / DG40463. -.

AUCTION

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

Case No: 29079/2022

In the matter between: The Standard Bank of South Africa Limited (Registration Number: 1962/000738/06), Plaintiff and SPONKY GEORGE RAMODIBE (IDENTITY NUMBER: 670827 5542 08 4), Defendant

NOTICE OF SALE IN EXECUTION

17 APRIL 2025, 10:00, Sheriff Vereeniging at 91 General Hertzog Road, Three Rivers, Vereeniging

In pursuance of a judgment and warrant granted on 6 December 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 17 April 2025 at 10:00 by the Sheriff of the High Court, Sheriff Vereeniging at 91 General Hertzog Road, Three Rivers, Vereeniging to the highest bidder subject to a reserve price of R 570 000.00: CERTAIN: ERF 640 RISIVILLE TOWNSHIP, SITUATED: 15 KLARER STREET RISIVILLE 1935, MAGISTERIAL DISTRICT: MIDVAAL, REGISTRATION DIVISION: I.Q. PROVINCE OF GAUTENG, MEASURING: 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, A DWELLING HOUSE WITH: 1 X LOUNGE (ESTIMATED), 1 X DINING ROOM (ESTIMATED), 1 X KITCHEN (ESTIMATED), 4 X BEDROOMS (ESTIMATED), 2 X BATHROOMS (ESTIMATED), 1 X GARAGE (ESTIMATED), FLATLET: 1 X BEDROOM (ESTIMATED), 1 X BATHROOM (ESTIMATED), 1 X KITCHEN (ESTIMATED), 1 X LOUNGE (ESTIMATED). (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 2 November 2023 and prepared by a Professional Associated Valuer: Brian Leslie Butler. Access was not gained to the property when the valuation was conducted and the inventory compiled.) HELD by the DEFENDANT, SPONKY

Case No: 126308/2023

GEORGE RAMODIBE with Identity Number: 670827 5542 08 4), under his name under Deed of Transfer No. T86363/2007. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Vereeniging at 91 General Hertzog Road, Three Rivers, Vereeniging. Mr. M J Manyandi, Sheriff of the Supreme Court, 91 General Hertzog Road, Three Rivers, Vereeniging - Telephone (016) 100 9000. LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. PO Box 2766, Pretoria, 0001. TEL: (012) 817 4664, E-MAIL: ejacobs@lgr.co.za, REF. BF/ELZANNE JACOBS/IB001243

Dated at PRETORIA, 18 MARCH 2025.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001. Tel: (012) 817 4664. Fax: 086 501 6399. Ref: BF/EJ/IB001243. -.

AUCTION

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

In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and MASHASHANE DONALD MOLOTO, Execution Debtor

NOTICE OF SALE IN EXECUTION

07 APRIL 2025, 11:00, SHERIFF CENTURION WEST AT 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION -PRETORIA), IN THE SUIT, A SALE WITH A RESERVE PRICE OF R1 100 000,00 WILL BE HELD AT THE OFFICES OF THE SHERIFF CENTURION WEST AT 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION ON 7 APRIL 2025 AT 11H00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE CONDITIONS WHICH MAY BE INSPECT AT THE OFFICES OF THE SHERIFF AT UNIT 1, DIRK SMIT INDUSTRIAL PARK, 14 JACARANDA STREET, CENTURION, PRIOR TO THE SALE Certain: ERF 5496 KOSMOSDAL EXTENSION 88 TOWNSHIP REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG MEASURING: 175 (ONE HUNDRED AND SEVENTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T66100/2019 SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF THE KOSMOSDAL EXT 81, 82, 84 AND 85 HOME OWNERS ASSOCIATION REGISTRATION NUMBER 2007/030017/08 Physical 5496 Hemlock Street, Kosmosdal, Extension 86, Centurion Zoning: Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 1 X KITCHEN, 1 X LOUNGE, 3 X BEDROOMS, 1 X BATHROOM, 2 X SHOWERS, 2 X W/C, 1 X OUT GARAGE, 1 CARPORT The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at www.greengazette.co.za. The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 calender days after the sale, provided that satisfactory proof of payment be furnished immediately on demand to the Sheriff. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. Should the purchaser receive possession of the property the purchaser shall be liable for occupation renal at the following rate: 1% calculated on the purchase price per month as per date of sale to date of transfer of property. All bidders are required to present their Identity Document together with their proof or residence for FICA compliance. All bidders are required to pay R10 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a bidders card. The auction will be conducted by the Sheriff, D M Buys.

Dated at -, -.

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Tel: 012 343 2560. Fax: -. Ref: KFM1032/ar/F COETZER. -.

Case No: 0012872/2022

Case No: 2023-074323

AUCTION

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

In the matter between: FirstRand Bank Limited, Plaintiff and CORNELIUS JOHANNES FLORIS MEYER, Defendant

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, SHERIFF CULLINAN on 10 APRIL 2025 at 10H00 at NO.1 FIRST STREET, CULLINAN

Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of R585 000.00, by the SHERIFF CULLINAN on 10 APRIL 2025 at 10H00 at NO.1 FIRST STREET, CULLINAN of the following property:

ERF 537 RAYTON TOWNSHIP, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG

MEASURING 1 115 (ONE ONE ONE FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NO: T18058/2007

STREET ADDRESS: 20 COETZEE STREET, RAYTON, GAUTENG PROVINCE, situated within the TSHWANE CENTRAL (MAMELODI) MAGISTERIAL DISTRICT AND CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PLACE OF SALE: The sale will take place at the offices of the Sheriff CULLINAN at NO. 1 FIRST STREET, CULLINAN, GAUTENG

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

SINGLE STORY DWELLING WITH A TILE ROOF CONSTRUCTED OF BRICK (PAINTED), CONSISTING OF A LOUNGE, DINNER ROOM KITCHEN, 3 BEDROOMS, 2 BATHROOM, 2 WC, DRESSING ROOM, OUT GARAGE, BATHROOM / WC.

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff CULLINAN at NO. 1 FIRST STREET, CULLINAN, GAUTENG, where they may be inspected during normal office hours.

Dated at Pretoria, 18 FEBRUARY 2025.

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/MAT3487. -.

AUCTION

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and FAKUDE: NOMSA MAPASEKA, IDENTITY NUMBER: 940401 0236 086, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, Sheriff of the High Court, Roodepoort South, 182 Progress Avenue, Technikon Roodepoort

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, against the above named Defendant/s, a sale with a reserve price in the amount of R412,470.15 will be held at Sheriff Roodepoort South, and has arranged for the immovable property to be sold by the Sheriff of the High Court, Roodepoort South, 182 Progress Avenue, Technikon Roodepoort on 11 April 2025 at 10h00 of the under-mentioned property on the

conditions which will lie for inspection at the offices of the Sheriff Roodepoort South, 182 Progress Avenue, Technikon Roodepoort, prior to the sale: CERTAIN Erf 13753 Bram Fischerville Extension 9 Township Registration Division I.Q The Province of Gauteng Measuring 277 (two hundred and seventy seven) square metres Held by deed of transfer T2427/2018 Which bears the physical address: 75 Cork Bush Street, Bram Fischerville Extension 9, Soweto 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: A LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 3 BATHROOMS, 1 SHOWER, 2 WC'S, AND 1 OUT GARAGES. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3 The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff Roodepoort South, 182 Progress Avenue, Technikon Roodepoort. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/ DownloadFileAction?id=99961) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee; (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Roodepoort South, 182 Progress Avenue, Technikon 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: M PALM/MAT20593. -.

AUCTION

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

Case No: 73790/2023

In the matter between: MOLWANTWA TRANSPORT CC - REG NUMBER: 2003/062650/23, Plaintiff and MOLWANTWA ISAAC MOSIANE - ID NO: 690504 5986 084, 1st Defendant and ROSINA MOTSHEOA MOSIANE - ID NO: 700529 0706 086, 2nd Defendant

NOTICE OF SALE IN EXECUTION

13 MARCH 2025, 10:00, NO. 1 FIRST STREET, CULLINAN, 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 R3 790 352.13 will be held by the SHERIFF CULLINAN AT THE SHERIFF'S OFFICE, NO. 1 FIRST STREET, CULLINAN, GAUTENG on the 10th day of April 2025 at 10:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of TSHWANE NORTH 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 NO. 1 FIRST STREET, CULLINAN, GAUTENG. BEING:

PORTION 182 (A PORTION OF PORTION 2) OF THE FARM ROODEPLAAT 293. REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG. MEASURING 1,5276 (ONE COMMA FIVE TWO SEVEN SIX) HECTARES. HELD BY DEED OF TRANSFER NUMBER T30140/2018. SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF BURKEA PARK ESTATE CONTROLLING BODY NPC. REGISTRATION NUMBER 1995/009407/08. PHYSICAL ADDRESS: 182 BURKEA PARK ESTATE, ROODEPLAAT, PRETORIA, GAUTENG (BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING CONSISTING OF: 5X BEDROOMS, 4X BATHROOMS, 1X LOUNGE, 1X DINING ROOM, 1X FAMILY ROOM, 1X STUDY ROOM, 1X OUTSIDE ROOM, 3X GARAGES AND SWIMMING POOL. 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, 10 FEBRUARY 2025.

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 / AHL4024. -.

AUCTION

Case No: 2023-124171 172, Johannesburg

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

In the matter between: FIRSTRAND MORTGAGE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and KASSONGO BATUSSE, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 APRIL 2025, 14:00, 61 VAN RIEBEECK AVENUE, ALBERTON

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 22 October 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 ACTING SHERIFF JOHANNESBURG EAST on WEDNESDAY the 16 TH day of APRIL 2025 at 14:00 at 61 VAN RIEBEECK AVENUE, ALBERTON.

CERTAIN:

- 1. ERF 4552, KENSINGTON TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T50698/2021, SUBJECT TO THE CONDITIONS THEREIN CONTAINED
- 2. ERF 4553 KENSINGTON TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T50698/2021, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: General Residential (not guaranteed)

The property is situated at 23 WESTMORELAND STREET, KENSINGTON, JOHANNESBURG and consist of Single storey freestanding, Brick Walls, Tiled roof, Parquet Floors, Lounge, Dining room, 3 Bedrooms, Kitchen, Pantry, 3 Bathrooms, 1 Toilet, 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 ACTING SHERIFF JOHANNESBURG EASTsituated at 61 VAN RIEBEECK AVENUE, ALBERTONor 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 JOHANNESBURG, 13 FEBRUARY 2025.

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/MAT103149. R. NEL.

AUCTION

Case No: 2023/15852 Docex: 27 BEDFORDVIEW

Case No: 68935/2016

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF and HUMAN: MAGNUS MARTYN (ID NO. 810607 5051 08 3), 1ST DEFENDANT and HUMAN: LEANDRIE (ID NO: 831205 0012 08 8), 2ND DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 APRIL 2025, 10:00, 33 KERSIEBOOM CRESENT, ZWARTKOP CENTURION

In execution of a judgment of the High Court of South Africa, Gauteng Division - Pretoria in the suit, a sale without reserve to the highest bidder subject to a reserve price of R943 257.19 will be held at the offices of the Sheriff office CENTURION EAST at 33 KERSIEBOOM CRESCENT, ZWARTKOP CENTURION on 16 APRIL 2025 at 10h00 of the undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: ERF 1978 PIERRE VAN RYNEVELD EXTENSION 7 TOWNSHIP, REGISTRATION DIVISION J.R., GAUTENG DIVISION, MEASURING 1020 (ONE THOUSAND AND TWENTY) SQUARE METRES, HELD UNDER DEED OF TRANSFER NUMBER T13256/20214. SITUATED AT: 20 FRODO CRESCENT, PIERRE VAN RYNEVELD EXTENSION 7 with the chosen domicilium citandi et executandi at: 66 PHUMELANI, 248 SULLIVAN STREET, CENTURION. THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: Please note that nothing is quaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, study, 2x bedrooms, kitchen, double garage, lapa. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD " VOETSTOOTS.1. The Purchaser shall pay auctioneer's commission to (a) 6% on the first R100 000.00, (b) 3.5% on R100 001.00 to R400 000.00, (c) 1.5% on the balance of the proceeds of the sale subject to maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of the purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21(twenty one) days after the sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser received possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff, Centurion East. The office of the Sheriff Mrs SE Dlamini or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00 - EFT. (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff CENTURION EAST, 33 KERSIEBOOM CRESCENT, ZWARTKOP CENTURION.

Dated at BEDFORDVIEW, 07 FEBRUARY 2025.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD, BEDFORDVIEW. Tel: 011 776 3000. Fax: -. Ref: 115119 / D GELDENHUYS / PF. -.

AUCTION

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Execution Creditor) and LANCE LLOYD DELL (First Judgment Debtor) and LINDSEY IDA DELL (Second Judgment Debtor)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00, at THE SHERIFF'S OFFICE, AZANIA BUILDING, CNR ISCOR ROAD & IRON TERRACE, WEST PARK, PRETORIA, GAUTENG

In pursuance of a judgment granted by this Honourable Court on 23 FEBRUARY 2017, and a Warrant of Execution issued thereafter, together with a further order granted on 6 NOVEMBER 2024 the undermentioned immovable property will be sold in execution with reserve price of R2 001 691.47 by the Sheriff of the High Court PRETORIA SOUTH WEST at THE SHERIFF'S OFFICE, AZANIA BUILDING, CNR ISCOR ROAD & IRON TERRACE, WEST PARK, PRETORIA, GAUTENG on THURSDAY, 10 APRIL 2025 at 10H00, to the highest bidder. Full Conditions of Sale may be inspected at the office of the SHERIFF OF THE HIGH COURT, AZANIA BUILDING, CNR ISCOR ROAD & IRON TERRACE, WEST PARK, PRETORIA, GAUTENG, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution. The Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the below-mentioned immovable property. PORTION 47 OF THE FARM RIVERSIDE ESTATE 497, REGISTRATION DIVISION J.Q., THE PROVINCE OF GAUTENG, MEASURING 23,0749 (TWENTY THREE COMMA ZERO SEVEN FOUR NINE) HECTARES, HELD BY THE DEED OF TRANSFER NO T109674/06. ALSO KNOWN AS Plot 47 Windsome Valley Road, Riverside Estate, Pretoria. IMPROVEMENTS (not guaranteed): Main Building: Lounge, Dining Room, Kitchen, Pantry, Scullery, Laundry, Family Room, 4 Bedrooms, 2 Bathrooms, Patio. Outbuilding: 2 Garages, Shed and Coup/Stable. Staff Room: 2 Bedrooms, 1 Bathroom and other. Staff Lodgings: 3 Bedrooms, Bathroom and Kitchen. TAKE FURTHER NOTICE: 1. This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof. 2. All bidders are required to pay R 20 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 3. The Purchasers shall pay a deposit of 10% 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, 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.

Dated at CAPE TOWN, 21 FEBRUARY 2025.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Seventh Floor, 56 Shortmarket Street, Cape Town, Western Cape. Tel: 021 529 7710. Fax: 021 529 7711. Ref: Z YAKA/mm/M41694. -.

IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION)

Case No: 20775/2024

In the matter between: Firstrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and TEBOGO VALENTINO SEKOBI with id 720214 6085 08 4, 1st Defendant and DINEO BEATRICE SEKOBI with id 751015 0854 08 2, 2nd Defendant

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK

Sale in execution to be held on the 10th of April 2025 @ 10h00 by the Sheriff at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park.

ERF 3851 BIRCH ACRES EXT 21 TOWNSHIP,, REGISTRATION DIVISION I.R., PROVINCE GAUTENG, MEASURING 524 square metres, Held by Deed of Transfer T147585/2007, Situate at: 4 Kwevoël Street, Birch Acres, Kempton Park, Gauteng Province

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Entrance Hall, 1 x Lounge, 1 x Family Room, 1 x Dining Room, 1 x Study, 1 x Kitchen, 3 x Bedrooms, 2 x Bathrooms, 2 x Showers, 3 x WC, 1 x Dressing Room, 2 x Out Garages, 1 x Laundry and 1 x Storeroom.

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

The Auction will be conducted by the Sheriff and / or his / her Deputy to the highest bidder with a reserve price set at R1 250 000-00.

Conditions of sale can be inspected at 5 Anemoon Street, glen Marais Ext 1, Kempton Park, 24 hours prior to the auction.

Dated at Pretoria, 07 MARCH 2025.

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/B3346. -.

Case No: 10985/23 Docex 111, Johannesburg

IN THE MAGISTRATE'S COURT FOR

(The Magisterial District of Johannesburg North held at Randburg)

In the matter between: Body Corporate of Avonaire Village, Plaintiff and James, Donovan Charles (ID. 790525 5246 087), First Defendant and James, Mary-Ann Ingrid (ID. 711203 0078 088), Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 APRIL 2025, 11:00, Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand.

In execution of a judgment of the above Honourable Court and Writ of Execution, the following property will be sold in execution on the 8th day of April 2025 at 11:00 by the Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, to the highest bidder.

A unit consisting of:

1. (a) Unit number 2 (Door no 2) as shown and more fully described on Sectional Plan No SS. 323/1996 in the scheme known as Avonaire Village in respect of land and building or buildings situate at Noordhang Ext 21, City of Johannesburg, Metropolitan Municipality, of which the floor, according to the said Sectional Plan, is 83 (eighty three) square metres in extent, held under deed of transfer number ST.84601/2018.

Zoned: Residential, situated at Unit 2 (Door no 2) Avonaire Village, 121 Bellairs Drive, Noordhang Ext 21.

The following information as supplied, pertaining to alterations is not warranted as correct: Two bedrooms, two bathrooms, diningroom, lounge, kitchen, carport and garden.

Terms and conditions:

Terms: 10% (ten percent) of the purchase price in cash on the day of the sale and the balance against registration to be secured within 14 (fourteen) days from date of sale by means of a bank or building society guarantee.

Conditions:

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

- a) 6% (six percent) on the first R100 000.00, 3,5% on R 100 001.00 to R 400 000.00 and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R 40 000.00 in total and a minimum of R 3 000.00, which commission shall be paid by the purchaser.
- b) The full Conditions of Sale, may be inspected at the offices of the Sheriff of the Magistrate's Court, Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand.

Dated at Randburg, 13 FEBRUARY 2025.

Attorneys for Plaintiff(s): Sutherland Kruger Inc, c/o Bouwer & Olivier Inc, Unit A, 388 Surrey Avenue, Ferndale, Randburg. Tel: 0861 000 795. Fax: 086 684 8141. Ref: Z20948/C Sutherland/sm. -.

AUCTION

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

Case No: 2022-0043207

IN THE MATTER BETWEEN: DRAKENSBURG BODY CORPORATE (SS Number: 104/1993), Plaintiff and PULE JACOB MAJORO (Identity Number: 820301 5648 08 4) - First Respondent, FAITH DOWELANI (Identity Number: 840907 0625 08 7) - Second Respondent, CITY OF EKURHULENI METROPOLITAN MUNICIPALITY - Third Respondent and SAWINDU 08 RF PTY LTD - Fourth Respondent

AUCTION - NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 APRIL 2025, 11:30, Sheriff Germiston North - 22 Voortrekker Avenue, Corner 2nd Street, Edenvale

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of execution dated 22 February 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 GERMISTON NORTH on the 16 April 2025 at 11h30 at THE SHERIFF'S OFFICE, 22 VOORTREKKER AVENUE, CORNER 2 ND STREET, EDENVALE or as soon as reasonably possible thereafter.

THE PROPERTY: UNIT 11 DOOR 2, in the sectional title scheme known asDRAKENSBURG BODY CORPORATE, with scheme numberSS NO: 104/1993, held by the Execution Debtor under Sectional Title DeedST50976/2014, which is better known asUNIT 11 DOOR 2 DRAKENSBURG FLATS, ST JOSEPH STREET, SYMHURST, PRIMROSE, 1401, in the City of Ekurhuleni Metropolitan Municipality of which section the floor area, according to the sectional title plan is 67 (SIXTY SEVEN) square meters in extent

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

As aforementioned, the property is held by Deed of Transfer ST50976/2014.

THE PROPERTY IS ALSO KNOWN AS: UNIT 11 DOOR 2 DRAKENSBURG FLATS, ST JOSEPH STREET, SYMHURST, PRIMROSE, 1401.

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

The property consists of: Two (2) Bedrooms, 1 (One) Bathroom, 1 (One) Toilet, 1 (One) Lounge, 1 (One) Dining room, 1 (One) Kitchen, a single apartment under corrugated iron roof with brick walls and tiled 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 GERMISTON NORTH, within 21 (Twenty-One) days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the above Honourable Court. SHERIFF GERMISTON NORTH.

Dated at ROODEPOORT, 13 MARCH 2025.

Attorneys for Plaintiff(s): Heerschop Pienaar Attorneys, Block A, Ground Floor, Clearview Office Park, 77 Wilhelmina Avenue, Allen's Nek, 1716. Tel: (011) 763 3050. Fax: -. Ref: VO/rc/DRA2/0008. -.

AUCTION

Case No: 2023-034430

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 ROZENDA FAYE PLAATJIES (IDENTITY NUMBER: 8908100205083), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

17 APRIL 2025, 10:00, Sheriff of the High Court Benoni at 18 Moore Avenue, Benoni

In pursuance of a judgment and warrant granted on 4 June 2025 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 17 April 2025at 10:00by the Sheriff of the High Court Benoniat 18 Moore Avenue, Benonito the highest bidder subject to a reserve price of R941 463.00: CERTAIN:ERF 1678 ACTONVILLE EXTENSION 4 TOWNSHIP SITUATED: 1678 Tafelberg Street, Actonville Extension 4, Benoni MAGISTERIAL DISTRICT:Ekurhuleni South East REGISTRATION DIVISION:I.R., PROVINCE OF GAUTENG IN EXTENT:542 (FIVE HUNDRED AND FORTY TWO) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: 1 x Lounge; 1x Dining room; 1x Kitchen; 4 x Bedrooms; 2 x Bathrooms; 2 x Garages. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, ROZENDA FAYE PLAATJIES (IDENTITY NUMBER: 8908100205083), under name under Deed of Transfer No. T4107/2021. The full conditions may be inspected at the offices of the Sheriff of the High Court Benoni at 2A Mowbray Avenue, Benoni.

ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: 0128174843, FAX: , E-MAIL: werasmus@lgr.co.za , REF. we/BF/IC000946

Dated at Pretoria, 10 MARCH 2025.

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/IC000946. -.

AUCTION

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

Case No: 2023-014384

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and TYRELLE ANTHONY SMITH (IDENTITY NUMBER: 9507065131083), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

17 APRIL 2025, 10:00, Sheriff of the High Court Benoni at 18 Moore Avenue, Benoni

In pursuance of a judgment and warrant granted on 14 November 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 17 April 2025at 10:00 by the Sheriff of the High Court Benoniat 18 Moore Avenue, Benoni to the highest bidder subject to a reserve price of R1 007 415.00:- CERTAIN: ERF 3098 NORTHMEAD TOWNSHIP SITUATED: 36 5th AVENUE Northmead, Benoni DISTRICT: Ekurhuleni South East REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG MEASURING: 1 312 (ONE THOUSAND THREE HUNDRED AND TWELVE) SQUARE METRES Improvements:The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: 1 x Lounge; 1 x Dining room; 1 x Kitchen; 1 x Laundry; 4 x Bedrooms; 3 x Bathrooms and additional toilet; Flatlet with 2 bedrooms, bathroom, kitchen and lounge. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, TYRELLE ANTHONY SMITH (IDENTITY NUMBER: 9507065131083), under his name under Deed of Transfer No. T8227/2017. The full conditions may be inspected at the offices of the Sheriff of the High Court Benoniat 2A Mowbray Avenue, Benoni. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: 0128174843, FAX:, E-MAIL: werasmus@lgr.co.za, REF. we/BF/IC000836

Dated at Pretoria, 10 MARCH 2025.

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/IC000836. -.

AUCTION

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

Case No: 2023-055382

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and THABISO SIDNEY MAKONA (IDENTITY NUMBER: 9509285747086). Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

17 APRIL 2025, 10:00, Sheriff of the High Court Benoni at 18 Moore Avenue, Benoni

In pursuance of a judgment and warrant granted on 5 June 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 17 April 2025 at 10:00 by the Sheriff of the High Court Benoniat storage facility, 18

Moore Avenue, Benoni to the highest bidder subject to a reserve price of R625 041.00: CERTAIN: Section Number 11 as shown and more fully described on Sectional Plan NO. SS116/2022 in the scheme known as WINDWOOD MANOR in respect of the land and building or buildings situate at ALLIANCE EXTENSION 2 TOWNSHIP, LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said Sectional Plan, is 48 (FORTY 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 11 Windwood Manor, Modderbee Road, Alliance Extension 2 MAGISTERIAL DISTRICT: Ekurhuleni South East. 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. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, THABISO SIDNEY MAKONA (IDENTITY NUMBER: 9509285747086), under his name under Deed of Transfer No. ST31184/2022. The full conditions may be inspected at the offices of the Sheriff of the High Court Benoniat 2A Mowbray Avenue, Benoni. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: 0128174843, FAX: , E-MAIL: werasmus@lgr.co.za , REF. we/BF/IC001061

Dated at Pretoria, 10 MARCH 2025.

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/IC001061. -.

AUCTION

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

Case No: 22576/2022

In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor, and Llewellyn Scholtz, First Judgment Debtor, Antoinette Josephine Scholtz, Second Judgment Debtor

NOTICE OF SALE IN EXECUTION

11 APRIL 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, 11 April 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: Portion 15 of Erf 6627 Ennerdale Ext 2 Township Registration Division: IQ Gauteng Province Measuring: 528 square metres Deed of Transfer: T4712/2018 Also known as: 13 Vygie Street, Ennerdale Ext 2. Magisterial District: Johannesburg Central Improvements: Main Building: 4 bedrooms, 2 bathrooms, lounge, dining room, kitchen. Outbuilding: Laundry, 1 carport. Other Detail: Tiled roof, wall fence. 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. FICA-legislation 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, 18 MARCH 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/F7054. -.

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

Case No: 69480/2023

In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Nomasonto Zinhle Mthembu, Judgment Debtor

NOTICE OF SALE IN EXECUTION

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

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Kempton Park and Tembisa at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park on Thursday, 10 April 2025 at 10h00. Full conditions of sale can be inspected at the office of the Sheriff Kempton Park and Tembisa at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 2376 Birch Acres Ext 12 Township Registration Division: IR Gauteng Province Measuring: 846 square metres Deed of Transfer: T54020/2016 Also known as: 31 Kransduif Road, Birch Acres Ext 12. Magisterial District: Ekurhuleni North Improvements: Main Building: 4 bedrooms, 2 bathrooms, TV/ living room, dining room and kitchen. Zoning: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/view/DownloadFileAction?id=99961) 2. FICA-legislation i.r.o. proof of identity and address particulars 3.Registration conditions

Dated at Pretoria, 18 MARCH 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/F7563. -.

AUCTION

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

Case No: 104919/2023

In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF and KENNETH SONWABILE SAKELA, ID 760914 5729 084, 1ST DEFENDANT EUNICE NELISIWE MNCUBE ID 640403 0658 080, 2ND DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 APRIL 2025, 08:00, SHERIFF OF THE HIGH COURT LENASIA-SOWETO EAST at NO. 5, 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKING)

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R377 746.30 will be held by the SHERIFF OF THE HIGH COURT LENASIA-SOWETO EAST on the 16th day of APRIL 2025 at 08H00 at NO. 5, 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKING), 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 LENASIA-SOWETO EAST, NO. 5, 2nd AVENUE, ARMADALE (KNOWN AS VIKING): ERF 4472 LEHAE EXTENSION 1 TOWNSHIP REGISTRATION DIVISION I.Q., GAUTENG PROVINCE; MEASURING 311 (THREE HUNDRED AND ELEVEN) SQUARE METRES; HELD BY DEED OF TRANSFER T7685/2019; SUBJECT TO THE CONDITIONS CONTAINED THEREIN BETTER KNOWN AS: 21 MOOSE STREET, LEHAE EXTENSION 1 Any prospective purchaser must register, in accordance with the

following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (http://www.info.gov.za/view/downloadfileAction?id=9961) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R50 000.00 in cash or eft (Refundable) prior to the commencement of the auction; d) All conditions applicable to registration; e) Rules of auction and conditions of sale may be inspected 24 Hours prior the auction. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of a Lounge, Kitchen, 2 Bedrooms, 1 Bathrooms and 1 Toilet.

Dated at PRETORIA, 10 FEBRUARY 2025.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: (012) 325-4185/9. Fax: (086) 775-1985. Ref: C.J VAN WYK/TN/SA3210. -.

AUCTION

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

In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Nkululeko Abeauty Nqoko, First Judgment Debtor, Cynthia Lindokuhle Nqoko, Second Judgment Debtor

NOTICE OF SALE IN EXECUTION

14 APRIL 2025, 10:00, 4 Angus Street, Germiston

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Germiston South, at the Sheriff's offices, 4 Angus Street, Germiston on Monday 14 April 2025 at 10h00. Full conditions of sale can be inspected at the offices of the Sheriff Germiston South, 4 Angus Street, Germiston, who can be contacted on (011) 873-4142 and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Portion 2 (Portion of Portion 1) of Erf 4 Klippoortje Agricultural Lots Registration Division: IR Gauteng Province Measuring: 4 047 square metres Deed of Transfer: T17522/2016 Also known as: 10 Anderson Lane, Klippoortje Agricultural Lots. Magisterial District: Ekurhuleni Central Improvements: Main Building: 3 bedrooms, 3 bathrooms, entrance hall, lounge, dining room, TV room, family room, kitchen, scullery, pantry, laundry, study, 2 separate toilets. Outbuilding: 4 garages, carport, swimming pool, lapa. 2 Flats/Cottages: 1 bedroom, 1 bathroom, kitchen, lounge. Other detail: Plastered building, brick walling, roof tiles. 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 deposit fee of R 20 000.00 4. Registration conditions

Dated at Pretoria, 18 MARCH 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/F7155. -.

AUCTION

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

Case No: 2024-048779

Case No: 12476/2022

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O. Judgement Creditor and SIGABENGAYO ZIMU Judgment Debtor

NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 10:00, 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff ROODEPOORT NORTH to the highest bidder subject to a reserve price of R1 090 000.00 and will be held on 11 April 2025 at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT at 10H00 of the undermentioned property of the

Execution Debtor on the conditions which may be inspected at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT, prior to the sale.

CERTAIN:

ERF 245 STRUBENSVALLEI EXTENSION 1 TOWNSHIP, Registration Division I.Q., Province of GAUTENG, being 973 GELDENHUYS STREET, STRUBENSVALLEI EXT 1, ROODEPOORT. MEASURING: 1440 (ONE THOUSAND FOUR HUNDRED AND FORTY) Square Metres; HELD under Deed of Transfer No. T17218/2021, 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, TV ROOM,STUDY, DINING ROOM, 3 BEDROOMS, 2 BATHROOMS

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 Ndlovu Inc, Boksburg, 21 FEBRUARY 2025.

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: MAT6361\ LEBOHANG M\ TK. Hammond Pole Ndlovu Inc, Boksburg.

AUCTION

Case No: 39044/2022

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF, and FARANANI PHINEAS MATSEA (IDENTITY NUMBER: 691213 5735 082), DEFENDANT

NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a Court reserve price of R490 000.00, will be held by the SHERIFF OF THE HIGH COURT ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on FRIDAYthe 11 TH day of APRIL 2025at 10:00of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF ROODEPOORTduring office hours.

CERTAIN:

A UNIT CONSISTING OF -

- (A) SECTION NO 6 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS139/2015, IN THE SCHEME KNOWN AS SOMERSET PLACE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT WITPOORTJIE EXTENSION 48 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 QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN

HELD BY DEED OF TRANSFER NUMBER ST36199/2015

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

ALSO KNOWN AS: DOOR 6 SOMERSET PLACE, 50 VALKENIER STREET, WITPOORTJIE EXTENSION 48

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

LOUNGE, KITCHEN, 3 BEDROOMS, 1 BATHROOM.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by way of an electronic funds transfer or 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 ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT 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 ROODEPOORT.
 - 3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
- (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/view/DownloadFileAction?id=99961).
 - (b) FICA-legislation in respect of proof of identity and address particulars;
 - (c) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand) (refundable) in cash;
 - (d) Registration conditions;
 - (e) Advertising costs at current publication rates and sale costs according to Court rules apply.

Dated at PRETORIA, 20 FEBRUARY 2025.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361 5640. Fax: 0862396955. Ref: N CROUS/MDP/MAT77144. -.

AUCTION

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

Case No: 70461/2019

In the matter between: Firstrand Bank Limited, Applicant and Karabo Eugene Mashimbye, ID 8508256319082, 1st Respondent The City of Johannesburg Metropolitan Municipality, 2nd Respondent Kwa-Maningi Body Corporate, 3rd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 APRIL 2025, 10:00, Office of the Sheriff, Johannesburg West at 139 Bayers Naude Drive, Franklin Rooseveldt Park

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price to the highest bidder, will be held by the SHERIFF JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK on 15 April 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.

Certain:

- (a) Section No 18 (DOOR 18) as shown and more fully described on Sectional Plan No. SS139/1998, in the scheme known as Kwa-Maningi in respect of the land and building or buildings situate at MEREDALE EXTENSION 11 TOWNSHIP, CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 78 square metres in extent; and
- (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, HELD by deed of Transfer No ST32886/2015 and subject to such conditions as set out in the aforesaid deed

Situated: DOOR 18, KWA-MANINGI, 724 HOUTKAPPER STREET, MEREDALE EXT 11, JOHANNESBURG Zoned: RESIDENTIAL

The property consists of unit consisting of lounge, dining room, kitchen, 3 bedrooms, 2 bathrooms, shower, 2 toilets and carport. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

- 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and a minimum of R3000.00 plus vat.
- 2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or eft on the date of the sale. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.

- 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.
- 4. The rules of auction are available 24 hours prior to the auction at the offices of the SHERIFF JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK. Mr Indran Adimoolum will conduct the sale.

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

- (a) Directive of the consumer protection act 68 of 2008 (url http://www.info.gov.za/view/downloadfileaction?id=99961)
 - (b) Fica-legislation proof of identity and address particulars
- (c) Payment of a refundable registration fee in the amount of R30 000.00 is payable prior to the commencement of the auction in order to obtain a buyer's card.
- (d) Registration for auctions is open the day before from 9:30 to 1pm and closes at 09:30 on the day of auction.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK.

Dated at PRETORIA, 29 JANUARY 2025.

Attorneys for Plaintiff(s): RWL INC.,, Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT3426 R VAN DEN BURG LVDW. -.

AUCTION

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

RT OF SOUTH AFRICA Case No: 2024/027105

In the matter between: Firstrand Bank Limited, Applicant and Tersia Dicks, ID: 6109040042080, 1st Respondent City of Johannesburg Metropolitan Municipality, 2nd Respondent Elton Oaks Body Corporate, 3rd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 APRIL 2025, 09:00, Sheriff Sandton South at BLOCK A, 4 RIVER ROAD, RIVERVIEW OFFICE PARK, HALFWAY GARDENS X 100, MIDRAND

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 R1195000.00 to the highest bidder, will be held by the SHERIFF SANDTON SOUTH at 4 RIVER ROAD, RIVERVIEW OFFICE PARK, HALFWAY GARDENS X 100, MIDRAND on 08 April 2025 at 09:00AM 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. 7 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS400/1992, IN THE SCHEME KNOWN AS ELTON OAKS, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ELTON HILL EXTENSION 3 TOWNSHIP, LOCAL AUTHORITY, CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 88 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. ST37237/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

Situated: DOOR 7, ELTON OAKS, 17 SALLY'S ALLEY STREET, ELTON HILL EXT. 3, JOHANNESBURG Zoned: RESIDENTIAL

The property consists of DOUBLE STOREY DWELLING WITH BRICK WALLS AND TILE ROOF CONSISTING OF LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, SHOWER 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 SANDTON SOUTH at 4 RIVER ROAD, RIVERVIEW OFFICE PARK, HALFWAY GARDENS X 100, MIDRAND. The office of the Sheriff Sandton South will conduct the sale.

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

- (a) Directive of the consumer protection act 68 of 2008 (url http://www.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 SANDTON SOUTH at 4 RIVER ROAD, RIVERVIEW OFFICE PARK, HALFWAY GARDENS X 100, MIDRAND.

Dated at PRETORIA, 28 JANUARY 2025.

Attorneys for Plaintiff(s): RWL INC.,, Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT18342 /R VAN DEN BURG LVDW. -.

AUCTION

Case No: 15086/2024 19, Pretoria

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

In the matter between: NEDBANK LIMITED (previously known as NEDCOR BANK LIMITED),
Plaintiff and NYATI, SELLO MOSES, DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00, SHERIFF OF THE HIGH COURT CULLINAN at NO. 1 FIRST STREET, CULLINAN

In pursuance of judgment granted by this Honourable Court and a Warrant of Execution issued thereafter, the under mentioned immovable property will be sold in Execution with a reserve price of R650 000.00, subject to conditions of sale at THE OFFICES OF THE SHERIFF OF THE HIGH COURT, CULLINAN at NO. 1 FIRST STREET, CULLINAN on 10 APRIL 2025 at 10h00. Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT CULLINAN at NO. 1 FIRST STREET, CULLINAN 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. ("VOETSTOOTS"). PROPERTY: ERF 710 GLENWAY ESTATE TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE MUNICIPALITY REGISTRATION DIVISION: J.R., MEASURING: 420 (FOUR HUNDRED AND TWENTY) SQUARES METERS HELD UNDER DEED OF TRANSFER NO: T42254/2018 PROPERTY ZONED: RESIDENTIAL ALSO KNOWN AS: (ERF 710 GLENWAY ESTATE) aka 2625 INKUNI STREET, GLENWAY ESTATE. IMPROVEMENTS: DWELLING CONSISTING OF: 3 BEDROOMS, 1 BATHROOM, LOUNGE, KITCHEN AND GARAGE. (particulars not guaranteed): Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL http:// $www.info.gov.za/view/DownloadFileAction?id = 99961) \ b) \ FICA - legislation \ i.r.o. \ proof \ of \ identity \ and$ addressparticulars. c) Payment of a Registration Fee, prior to the commencement of the auction in order to obtain a buyer's card.

Dated at -, -.

Attorneys for Plaintiff(s): VAN HEERDENS INC t/a VHI ATTORNEYS, i@Consulting Building, Block@ Nature, Block B, 2nd Floor, 472 Botterklapper Street, Die Wilgers, Lynnwood, Pretoria East. Tel: 012-111 0121. Fax: -. Ref: GROENEWALD/LL/GN3448. -.

AUCTION

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

Case No: 4571/2017

In the matter between: FIRSTRAND BANK LIMITED Judgement Creditor and THANDIWE FELICITY SADIKE Judgment Debtor

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff SOWETO WEST to the highest bidder WITHOUT RESERVE and will be held at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH on 10 APRIL 2025 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH, prior to the sale.

CERTAIN:

ERF 22436 PROTEA GLEN EXTENSION 22 TOWNSHIP, Registration Division I.Q, Province of GAUTENG, being 6 CORIANDER STREET, PROTEA GLEN EXT 22, SOWETO

MEASURING: 300 (THREE HUNDRED) Square Metres;

HELD under Deed of Transfer No. T27683/2015

Situated in the Magisterial District of SOWETO WEST.

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

MAIN BUILDING: LOUNGE, KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 SHOWER, 2 WC

OUTSIDE BUILDINGS: NONE

SUNDRIES: NONE

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

Dated at Hammond Pole Majola Inc, Boksburg, 04 FEBRUARY 2025.

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: MAT391533\ ANNERI FRITZ\TK. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 33970/2022 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 WASEEM TAYOOB, First Defendant; and SHAHISTA TAYOOB Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH

In terms of a judgment granted on 9 MARCH 2023, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 9 APRIL 2025 at 09h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH, subject to a reserve of R2 690 000,00 (TWO MILLION SIX HUNDRED AND NINETY THOUSAND RAND): PORTION 1 OF ERF 2230 MEYERSDAL EXTENSION 13 TOWNSHIP; REGISTRATION DIVISION I.R.,THE PROVINCE OF GAUTENG, MEASURING: 660 (SIX HUNDRED AND SIXTY) square metres; HELD BY DEED OF TRANSFER T1618/2017 Street address: Unit 1 Jenomi, 5A Van der Walt Street, Meyersdal IMPROVEMENTS MAIN BUILDING: 1 x Entrance, 1 x

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Vol. 717 Pretoria, 28 March Maart 2025 No. 52395

Part 2 of 2



LEGAL NOTICES WETLIKE KENNISGEWINGS

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

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Lounge, 1 x Dining Room, 1 x Kitchen, 1 x Pantry, 1 x Laundry, 1 Family Room, 1 x Study, 5 x Bedrooms, 4 x Bathrooms, 1 x WC and 1 x Dress Room OUTBUILDING: 2 x Garages, 1 x Laundry and 1 x Store Room The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning: Residential Magisterial District: ALBERTON 1. TERMS The purchase price shall be paid as follows: 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The auction rules and conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH. Registration as buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/view/DownloadFileAction?id=99961) (b) All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. (c) All bidders are required to pay R25 000,00 - PHYSICAL AUCTION / R40 000,00 - ON-LINE AUCTION (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. (d) Registration Conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 11 MARCH 2025.

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 / CLF13803 / TH. -.

AUCTION

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

Case No: 93428/2023

In the matter between: NEDBANK LIMITED, Plaintiff and MRS GUGULETHU PRIDE HOFF the Executrix On Behalf Of Estate Late ERNEST HILTON HOFF, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2025, 08:00, NO. 5, 2ND AVENUE CNR STATION ROAD, ARMADALE (VIKING)

This is a sale in execution pursuant to a judgment obtained in the above Honorable Court dated the 16 TH JANUARY 2024 in terms of which the following property will be sold in execution on 09 TH MAY 2025at 08h00am at, SHERIFF LENASIA- SOWETO EAST: NO 5, 2ND AVENUE CNR STATION ROAD, ARMADALE (VIKING) to the highest bidder with reserve price set in the amount of R400.000.00

Full Conditions and Notice of Sale and rules can be inspected at the offices of SHERIFF LENASIA-SOWETO EAST: NO 5, 2ND AVENUE CNR STATION ROAD, ARMADALE (VIKING) the sheriff who will be holding the sale, and will also be read out by the Sheriff prior to the sale in execution.

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

CERTAIN: PORTION 125 OF ERF 5504 ENNERDALE EXTENSION 9 TOWNSHI REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 380 (THREE HUNDRED AND EIGHTY) SQUARE METRES, HELD BY DEED OF TRANSFER NO T 000023363/14, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, SITUATED AT: 8 QUAKER CLOSE, ENNERDALE EXTENSION 9, 1830, REGISTRATION DIVISION: I.Q. THE PROVINCE OF GAUTENG, MEASURING: 380 (THREE HUNDRED AND EIGHTY) SQUARE METRES, AS HELD BY THE DEFENDANT UNDER DEED OF TRANSFER NUMBER: T 0000236/14.

The following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard:

IMPROVEMENTS: MAIN BUIDING

THE PROPERTY IS ZONED: RESIDENTIAL

1 KITCHEN

1 LIVING ROOM

2 TOILETS

3 BEDROOMS

2 BATHROOMS

1 SHOWER

OUT BUILDING

STOREY: LAPA 2 GARAGES

OTHER: SWIMMING POOL, PAVING

CONDITION: FAIR

CONSTRUCTION WALLS: BRICKS

CONSTRUCTION ROOF: CORRUGATED IRON

FLOOR: TILE

DATED at BENONI on this 17TH day of MARCH 2025.

Attorneys of Plaintiff(s), BHAM & DAHYA ATTORNEYS NO. 6 LAKESIDE PLACE KLEINFONTEIN LAKE

BENONI

TEL: (011) 422 5380 FAX: (011) 421 3185 REF: MR DAHYA/ NED/0247

C/O IDA ISMAIL & DAHYA ATTORNEYS

BUILDING 20 57 3RD AVENUE MAYFAIR JOHANNESBURG

2092

Dated at BENONI, 17 MARCH 2025.

Attorneys for Plaintiff(s): Bham and Dahya Attorneys, Number 6 Lakeside Place Kleinfontein Lake Benoni. Tel: 0171100362. Fax: -. Ref: NED/0247. 8002398451901.

AUCTION

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

Case No: 33745/2022

In the matter between: JOHAN COETZEE N.O. & 3 OTHERS, Plaintiff and THEMBEKA PEARL HLONGWA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 09:00, ACTING SHERIFF OF THE HIGH COURT, PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON 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 33745/2022 dated the 10TH of JUNE 2024 and Writ of Attachment issued thereafter, the immovable property listed hereunder will be sold to the highest bidder, with a reserve price being R480 000.00 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH on9 APRIL 2025 at 09H00.

Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, PALM RIDGEat 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 29345 PALM RIDGE EXTENSION 33 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 150 (ONE HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T2975/2022, SUBJECT TO THE CONDITIONS THEREIN CONTAINED ALSO KNOWN AS: 29345 TONALITE STREET, PALM RIDGE EXT 33

IMPROVEMENTS: 1 ENTRACE HALL, 1 DINING ROOM, 2 BEDROOMS, 1 BATHROOM (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 SHERIFF OF THE HIGH COURT, PALM RIDGE 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 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 R25 000.00 (PHYSICAL AUCTION) / R40 000.00 (ONLINE AUCTION) (refundable) prior to the commencement of the auction, by way of EFT or CASH, in order to obtain a buyers card.
 - (d) The Sheriff or his deputy will conduct the auction.
- (e) 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 do date of registration.

HARRINGTON JOHNSON WANDS ATTORNEYS Attorneys for Plaintiff Building 1, 2 nd Floor Design Quarter Fourways, Sandton 010 448 0609 REF: M02040

Dated at JOHANNESBURG, 06 MARCH 2025.

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: M02040. -.

AUCTION

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

Case No: 46107/2021

In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Simon Mzweleni Mavimbela, Judgment Debtor

NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 10:00, Cnr Frikkie Meyer and Rutherford Boulevard, Vanderbijlpark

A Sale In Execution of the undermentioned property is to be held by the Acting Sheriff of the High Court Vanderbijlpark at the Sheriff's Office, cnr Frikkie Meyer and Rutherford Boulevards, Vanderbijlpark on Friday, 11 April 2025 at 10h00, without reserve. Full conditions of sale can be inspected at the Acting Sheriff of the High Court, Vanderbijlpark at cnr Frikkie Meyer and Rutherford Boulevards, Vanderbijlpark and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Portion 68 of Erf 14587 Evaton West Township Registration Division: IQ Gauteng Province Measuring: 248 square metres Deed of Transfer: T16413/2016 Also known as: 14587/68 Texas Street, Evaton West. Magisterial District: Emfuleni Improvements: Main Building: 2 bedrooms, 1 bathroom & toilet, lounge/dining room, kitchen. Zoned residential. Take further notice that: 1. This sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as Amended, in pursuant of an order granted against the Defendant for money owing to the Plaintiff. 2. The purchaser shall pay auctioneer's commissioon 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

Case No: 2024/027099

Vanderbijlpark, cnr Frikkie Meyer and Rutherford Boulevards, Vanderbijlpark. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/view/DownloadFileAction?id=99961) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. Payment of a Refundable Registration Fee of R 10 000.00 prior to commencement of the auction in order to obtain a bidders' card iv. Registration conditions The auction will be conducted by the Acting Sheriff, Mr P. Ora, or his appointed deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria. 18 MARCH 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/F6743. -.

AUCTION

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

In the matter between: Firstrand Mortgage Co (RF) (Proprietary) Limited, Applicant and Mkateko Rhainah Nkuna, ID: 8101220401085, 1st Respondent City of Ekurhuleni Metropolitan Municipality, 2nd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

17 APRIL 2025, 10:00, Sheriff Benoni at Sheriff of the High Court Storage Facility, 18 Moore Avenue, Benoni

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the 1st Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R495000.00 to the highest bidder, will be held by the SHERIFF BENONI at SHERIFF OF THE HIGH COURT STORAGE FACILITY, 18 MOORE AVENUE, BENONI on 17 April 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.

Certain:

ERF 278 NEW MODDER EXTENSION 8 TOWNSHIP

REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 204 SQUARE METRES

HELD BY DEED OF TRANSFER NO. T14330/2023

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated: 278 CASSINOPSIS STREET, MODDER B ROAD, NEW MODDER EXTENSION 8, BENONI

Zoned: RESIDENTIAL

The property consists of DWELLING WITH LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM AND TOILET. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

- 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and a minimum of R3000.00 plus vat.
- 2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or eft on the date of the sale. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.
- 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.
- 4. The rules of auction are available 24 hours prior to the auction at the offices of the SHERIFF BENONI at A MOWBRAY AVENUE, BENONI. The office of the Sheriff Benoni will conduct the sale.

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

- (a) Directive of the consumer protection act 68 of 2008 (url http://www.info.gov.za/view/downloadfileaction?id=99961)
 - (b) Fica-legislation proof of identity and address particulars
- (c) Payment of a refundable registration fee in the amount of R10 000.00 is payable prior to the commencement of the auction in order to obtain a buyer's card.
 - (d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF BENONI at 2A MOWBRAY AVENUE, BENONI.

Dated at PRETORIA, 29 JANUARY 2025.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT18313 R VAN DEN BURG /LVDW. -.

AUCTION

IN THE MAGISTRATE'S COURT FOR

(THE GERMISTON SUB-DISTRICT OF EKURHULENI CENTRAL HELD AT GERMISTON)

In the matter between: STONE ARCH BODY CORPORATE VILLAGE 3, Plaintiff and SITHOLE THOBEKA CHARMAINE, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

14 APRIL 2025, 10:00, Sheriff Germiston South, 4 Angus Street, Germiston

In execution of a judgment of the above Honourable Court and Writ of Execution, the following property will be sold in execution on the 14 th day of April 2025 by Sheriff Germiston Southat 4 Angus Street, Germistonat 10h00to the highest bidder:

A unit consisting of -

CERTAIN: UNIT/ SECTION No. 91 (Door No. 91) as shown and more fully described on Sectional Plan SS. 64/2007 in the scheme known as STONE ARCH ESTATE VILLAGE 3 in respect of the land and building or buildings situated at STONE ARCH ESTATE VILLAGE 3, CORNER SUNSTONE AND BROOKHILL ROADS, CASTLEVIEW, GERMISTON, Local Authority: City of Ekurhuleni Metropolitan Municipality, of which section the floor, according to the said Sectional Plan, is 72 (Seventy-Two) square metres in extent: and

an undivided share of the common property apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan held by Deed of Transfer No. ST36147/2015

MEASURING: 72 (SEVENTY-TWO) SQUARE METRES

HELD BY: CERTIFICATE OF SECTIONAL TITLE ST. 36147/2015;

ZONED: RESIDENTIAL

SITUATED AT: Unit no. 91 (Door no. 91) Stone Arch Estate Village 3, Corner Sunstone and Brookhill Roads, Castleview, Germiston

DESCRIPTION: 2 bedrooms, 1 bathroom, an open plan kitchen, and 1 covered parking bay. TERMS:

- 1. The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, pursuant to an order granted against the defendant for money owing to the plaintiff.
 - 2. The purchase price shall be paid as follows:

10% (ten percent) deposit of the purchase price in cash on the day of sale, immediate internet bank transfer into the sheriff's trust account or bank guaranteed cheque immediately on the property being knocked down to the purchaser, and the balance of the purchase price together with interest thereupon at the rate of 10.5% per annum from date of signature hereof, subject to variation in terms of the rates charged by the Bondholder from time to time, reckoned from the date of sale, shall be paid in full or secured by means of a suitable bank guarantee issued by a financial institution acceptable to the plaintiff, within 21 (twenty-one) calendar days from the date of the sale (signature hereof), and furnished to the Sheriff.

- 3. Further note of the following:
- a) The Rules of this auction and a full advertisement are available 24 hours before the auction, at the office of the sheriff for Germiston South:
 - b) Registration as a buyer is a pre-requisite, subject to the following:
 - Directive of the Consumer Protection Act 68 of 2008.

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

- ii. FICA legislation i.t.o. proof of identity and address particulars.
- iii. Payment of a registration fee of R50 000.00 in cash or EFT that must reflect in the Sheriff's account prior to the sale.
 - iv. No person will be allowed on the premises if they are not registered for FICA and CPA. CONDITIONS:

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

- a) 6% (SIX PERCENT) on the first R 100 000 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PERCENT) on R 100 000.01 (ONE HUNDRED THOUSAND RAND AND ONE CENT) to R 400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PERCENT) on the balance of the proceeds of the sale, subject to a maximum commission of R 400 00.00 (FORTY THOUSAND RAND) plus VAT if applicable in total and a minimum of R3 000.00 (THREE THOUSAND RAND) plus VAT if applicable.
- b) The full Conditions of Sale may be inspected at the offices of the Sheriff of the Magistrate's Court, Germiston South at 4 Angus Street, Germiston.

Dated at Johannesburg, 20 MARCH 2025.

Attorneys for Plaintiff(s): Kramer Attorneys, Glenstar House, Corner Queen Square and Northfield Avenue, Glenhazel. Tel: 087 238 1856. Fax: 086 550 1918. Ref: SVT0091A. -.

AUCTION

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

Case No: 2023-031606

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O. Judgement Creditor and KEAMOGETSE XABA Judgment Debtor

NOTICE OF SALE IN EXECUTION

09 APRIL 2025, 14:00, 61 VAN RIEBEECK STREET, ALBERTON

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the ACTING SHERIFF JOHANNESBURG EAST to the highest bidder subject to a reserve price of R1 000 000.00 and will be held on 09 April 2025 at 61 VAN RIEBEECK STREET, ALBERTON at 14H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 61 VAN RIEBEECK STREET, ALBERTON, prior to the sale.

CERTAIN .

ERF 257, SOUTH KENSINGTON TOWNSHIP, Registration Division I.R., Province of GAUTENG, being 61 LANGERMANN DRIVE, SOUTH KENSINGTON

MEASURING: 1487 (ONE THOUSAND FOUR HUNDRED AND EIGHTY SEVEN) Square Metres, HELD under Deed of Transfer No. T19810/2018, Situated in the Magisterial District of ACTING SHERIFF IOHANNESBURG EAST.

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

MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, SCULLERY, 3 BEDROOMS, 1 BATHROOM, 1 SEPARATE TOILET, 2 COVERED PATIO'S.

OUTSIDE BUILDINGS: 1 STAFF QUARTERS, 1 STAFF BATHROOM, 1 STOREROOM, 3 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, 04 FEBRUARY 2025.

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: MAT4730\ LEBOHANG M\ TK. Hammond Pole Ndlovu Inc, Boksburg.

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

Case No: 129128/2023

In the matter between: BODY CORPORATE OF MARBLE ARCH SECTIONAL TITLE SCHEME,
Plaintiff and RONNY THEOPHILUS MBONGENI KHUMALO, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

14 APRIL 2025, 10:00, 21 Hubert Street, Johannesburg

CERTAIN PROPERTY

- 1. FLAT NO. 1201 (UNIT NUMBER 67) AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS125/1982 IN THE MARBLE ARCH SECTIONAL TITLE SCHEME IN RESPECT OF WHICH THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 144 SQUARE METRES IN EXTENT; and
- 2. AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER NUMBER ST42023/1995

IMPROVEMENTS:

The following information is furnished but not guaranteed:

A SECTIONAL TITLE UNIT

1X LOUNGE

1X BATHROOM

1X CAR PORT

1X BEDROOM

WINDOWS - WOOD

ROOF -TILES

MAIN BUILDING

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

- 1. The Purchaser shall in addition to the Sheriff's commission, which is 6 % on the first R100 000,00 and then 3.5% on R100 001.00 to R400 000.00 and then 1.5% on the balance of the proceeds of the sale subject to maximum commission of R40 000.00 in total and a minimum of R3 000.00. If an auctioneer is employed as per rule 43(9). 3% on first R100 000 and then 2% on R100 001.00 to R400 000.00 and 1% on the balance of the proceeds of the sale subject to maximum commission or R22 850 and a minimum of R3000.00: and
- 2. The Purchaser shall pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.
- 3. BE PLEASED TO TAKE NOTICE THAT Should the Purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust account within 21 days (Court days), from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse.

BE PLEASED TO TAKE NOTICE FURTHER THAT The Rules of this auction are available 24 hours before the auction atthe offices of the Sheriff Johannesburg Central, 21 Hubert Street, Johannesburg

BE PLEASED TO TAKE NOTICE FURTHER THAT The Sheriff of the Court, Johannesburg Central will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/view/DownloadFileAction?id=99961);
 - B) FICA legislation i.r.o. proof of identity and address particulars
 - C) Payment of a Registration Fee of R30 000.00 in cash.
 - D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of Sheriff Johannesburg Central, 21 Hubert Street, Johannesburg

Dated at IOHANNESBURG, 12 MARCH 2025.

Attorneys for Plaintiff(s): JOSHUA APFEL ATTORNEYS, 79 Hamlin Street, Highlands North, Johannesburg. Tel: 078 584 1745. Fax: -. Ref: MR J APFEL. -.

AUCTION

Case No: 9893/2021 DX 136, PRETORIA

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, (Registration Number: 1962/000738/06), Plaintiff and MZIMKHULU PERFECT NTJINGILA Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, LAMEES BUILDING, CNR FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK

In terms of a judgement granted on 28 JULY 2022 and 26 JANUARY 2024, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on FRIDAY 11 APRIL 2025 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LAMEES BUILDING, CNR FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK, to the highest bidder subject to a reserve of R1 860 125.00 (ONE MILLION EIGHT HUNDRED AND SIXTY THOUSAND ONE HUNDRED AND TWENTY FIVE RAND). DESCRIPTION OF PROPERTY ERF 1423 VANDERBIJL PARK SOUTH WEST NO. 5 EXTENSION 6 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING: 728 (SEVEN HUNDRED AND TWENTY EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER T54877/2008 SUBJECT TO SUCH CONDITIONS AS CONTAINED THEREIN Street address: 1423 Birkdale Crescent, Vanderbijlpark South West No. 5, Extension 6 IMPROVEMENTS 1 x Lounge, 1 x Dining Room, 4 x Bedrooms, 1 x Kitchen, 1 x Pantry, 3 x Bathrooms OUTBUILDING: 4 x Bedrooms, 2 x Bathrooms, 1 x Garage, Swimming Pool The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning: Residential Magisterial District: VANDERBIJLPARK 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 quaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LAMEES BUILDING, FRIKKIE MEYER AND RUTHERFORD BOULEVARD, VANDERBIJLPARK. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/DownloadFileAction?id=99961) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of registration deposit of R10 000.00 in cash or EFT. (d) Registration Conditions. (e) The auctioneer will be Mr P Ora. 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, 14 MARCH 2025.

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 / MAT8148 / TH. -.

AUCTION

Case No: 38328/2024 19. Pretoria

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

In the matter between: NEDBANK LIMITED (previously known as NEDCOR BANK LIMITED),
Plaintiff and KHUMALO, BUSANI DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 08:00, Sheriff of the High Court, Lenasia-Soweto East, held by Sheriff BO KHUMALO / KE MESO, at No 5, 2nd Avenue corner Station Road Armadale (known as Viking)

In pursuance of judgment granted by this Honourable Court and a Warrant of Execution issued thereafter, the under mentioned immovable property will be sold in Execution by the Sheriff of the High Court, Lenasia-Soweto East, held by Sheriff BO KHUMALO / KE MESO, with reserve in the amount of R500 000.00, subject to conditions of sale at No 5, 2nd Avenue corner Station Road Armadale (known as Viking) on 9TH OF APRIL 2025 at 08H00. Full Conditions of Sale can be inspected during office hours prior to auction at the OFFICES OF THE SHERIFF OF THE HIGH COURT LENASIA-SOWETO EAST at NO. 5 2ND AVENUE corner STATION ROAD, ARMADALE (KNOWN AS VIKING) 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. ("VOETSTOOTS"). PROPERTY: ERF 715 LENASIA SOUTH EXTENSION 1 TOWNSHIP, PROVINCE OF GAUTENG, LOCAL AUTHORITY: CITY OF JOHANNESBURG MUNICIPALITY REGISTRATION DIVISION: I.Q., MEASURING: 450 (FOUR HUNDRED AND FIFTY) SQUARE METRES HELD UNDER DEED OF TRANSFER NO: T30571/2023 PROPERTY ZONED: Residential ALSO KNOWN AS: 31 CAXTON LANE LENASIA SOUTH DRIVE, LENASIA IMPROVEMENTS: A BRICK-AND-MORTAR DWELLING UNDER A PITCHED HARVEY TILED

ROOF, TILED INNER FLOORS: 3 X BEDROOMS, 1.0 BATHROOMS, KITCHEN, LOUNGE/DINING ROOM, 1 X CARPORT. PROPERTY BRICK FENCED AND PAVING. (NOT GUARANTEED). 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 R50,000.00 BY eft THAT MUST REFLECT IN THE Sheriff's account prior to the commencement of the auction in order to obtain a buyer's card, d) Registration conditions: No person will be allowed on the premises if they are not registered for FICA AND CPA. The auction will be conducted by the office of Sheriff LENASIA-SOWETO EAST, with auctioneers; Sheriff BO KHUMALO / KE MESO. Advertising costs at current publication rates and sale costs according to court rules, apply. Purchaser shall pay the sheriff a deposit of 10 per cent of the purchase price in cash or by bank guaranteed cheque on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions, clause 4 of the Conditions of Sale. Should the purchaser received possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price.

Dated at -, -.

Attorneys for Plaintiff(s): VAN HEERDENS INC t/a VHI ATTORNEYS, i@Consulting Building, Block@ Nature, Block B, 2nd Floor, 472 Botterklapper Street, Die Wilgers, Lynnwood, Pretoria East. Tel: 012-111 0121. Fax: -. Ref: GROENEWALD/LL/GN3471. -.

AUCTION

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

Case No: 2023/103536

In the matter between: FIRSTRAND BANK LIMITED Plaintiff and DAVID GERT DAMBROWSKI N.O (In his capacity as Trustee for the time being of THE BROSKI TRUST) (REGISTRATION NUMBER: IT406/04) First Defendant, MARCEL VAN WYNGAARD N.O. (In his capacity as Trustee for the time being of THE BROSKI TRUST): (REGISTRATION NUMBER: IT406/04) Second Defendant, JOHANNES DU PLESIS N.O (In his capacity as Trustee for the time being of THE BROSKI TRUST): (REGISTRATION NUMBER: IT406/04) Third Defendant, DAVID GERT DAMBROWSKI IDENTITY NUMBER: (6805165001088) Fourth Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, Sheriff of the High Court Vanderbijlpark, Lamees Building, Office 11, 12 & 13, Corner Frikkie Meyer & Rutherford Boulevards, Vanderbijlpark

IN EXECUTION OF A IUDGMENT of the High Court of South Africa GAUTENG DIVISION, PRETORIA in the abovementioned suit, against the above named Defendants, a sale with reserve price of R2,300,00.00, will be held by the Sheriff Vanderbijlpark and has arranged for the immovable property to be sold by the Sheriff of the High Court Vanderbijlpark, Lamees Building, Office 11, 12 & 13, Corner Frikkie Meyer & Rutherford Boulevards, Vanderbijlpark., on 11 April 2025 at 10h00 of the undermentioned property on the conditions which will lie for inspection at the offices of the Sheriff Vanderbijlpark, Lamees Building, Office 11, 12 & 13, Corner Frikkie Meyer & Rutherford Boulevards, Vanderbijlpark, prior to the sale: CERTAIN Erf 171 Vanderbijl Park South East No 8 Township Registration Division I.Q Province of Gauteng In extent 1042 (One Thousand and Forty Two) Square Metres Held under Deed of Transfer T79549/2009 Subject to all terms and conditions contained therein Which bears the physical address: 5 Blouberg Street, Vanderbiljparkpark South East No 8 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: ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN, SCULLERY, 4 BEDROOMS, BATHROOM, 4 SHOWERS, 5 WC'S, 3 OUT GARAGES. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The 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

Case No: 117402/2023

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 Vanderbijlpark, Lamees Building, Office 11, 12 & 13, Corner Frikkie Meyer & Rutherford Boulevards, Vanderbijlpark. 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 Vanderbijlpark, Lamees Building, Office 11, 12 & 13, Corner Frikkie Meyer & Rutherford Boulevards, Vanderbijlpark. 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/MAT21524. -.

AUCTION

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration No: 2006/021576/07) Execution Creditor/Applicant and LUCKY MHLOPHE (Identity Number: 850117 5728 087), Execution Debtor/Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, SHERIFF ROODEPOORT SOUTH at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 19TH day of SEPTEMBER 2024 respectively in terms of which the following property will be sold in execution on 11TH day of APRIL 2025 at 10H00 by the SHERIFF ROODEPOORT SOUTH at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT to the highest bidder with reserve R450 000.00: A unit consisting of- a) SECTION NO. 10 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS66/2017 IN THE SCHEME KNOWN AS PROSPERITY HILL IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT FLEURHOF EXTENSION 28 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 43 (FORTY THREE) SQUARE METRES IN EXTENT, AND b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST47478/2022 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED. ("the Property") ALSO KNOWN AS: UNIT 10 PROSPERITY HILL, LILY STREET, FLEURHOF EXT 28 DOMICILIUM ADDRESS: 1659 NXUMALO STREET, MOFOLO CENTRAL SOWETO The following information is furnished but not guaranteed: MAINBUILDING: LIVING ROOM, KITCHEN, 1X BEDROOM, BATHROOM (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 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 SOUTH. The office of the SHERIFF ROODEPOORT SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a 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 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 SOUTH at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT.

Dated at SANDTON, 20 FEBRUARY 2025.

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: R GCUMENI/THE1797/0835. -.

AUCTION

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

Case No: 12476/2020

In the matter between: ABSA BANK LIMITED Applicant/Plaintiff and PATRICIA ZOLEKA DYOSI (ID NO.: 680906 0912 084), Respondent/Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00, SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 08TH FEBRUARY 2022 in terms of which the following property will be sold in execution on 10TH APRIL 2025 at 10h00 by the SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH to the highest bidder with reserve price of R217 000.00 ERF 10660 PROTEA GLEN EXTENSION 12 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 387 (THREE HUNDRED AND EIGHTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T22485/2012 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property") Also known as: 10660 RED WATER FERN STREET, PROTEA GLEN, EXT 12 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DINING ROOM, KITCHEN, 3X BEDROOM, BATHROOM (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF SOWETO WEST. The office of the SHERIFF SOWETO WEST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a 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 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 SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH.

Dated at SANDTON, 24 FEBRUARY 2025.

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: C MICHAEL/FF/ABS697/1984. -.

AUCTION

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

Case No: 2021/10048

In the matter between: FIRSTRAND BANK LIMITED Execution Creditor and THULANE PATRICK THOMO Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00, SHERIFF OF THE HIGH COURT KEMPTON PARK & TEMBISA AT 5 ANEMOON STREET, GLEN MARAIS EXT 1

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale with a reserve price of R454,883.00 will be held by the SHERIFF OF THE HIGH COURT KEMPTON PARK & TEMBISA AT 5 ANEMOON STREET, GLEN MARAIS EXT 1 on 10 APRIL 2025 at 10:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of SHERIFF OF THE HIGH COURT KEMPTON PARK & TEMBISA AT 5 ANEMOON STREET, GLEN MARAIS EXT 1 prior to the sale: CERTAIN ERF 3082 CLAYVILLE EXTENSION 29 TOWNSHIP REGISTRATION DIVISION I.R THE PROVINCE OF GAUTENG MEASURING 250 (TWO HUNDRED AND FIFTY) SQUARE METRES HELD BY DEED OF TRANSFER T91425/2005 subject to the conditions therein contained Which bears the physical address: 3082 RHENUM STREET, CLAYVILLE EXTENSION 29, KEMPTON PARK 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, WC, SERVANT'S QUARTERS, OUTSIDE BATHROOM AND WC, COVERED PORCH THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3 The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT KEMPTON PARK & TEMBISA AT 5 ANEMOON STREET, GLEN MARAIS EXT 1. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/ DownloadFileAction?id=99961) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (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 KEMPTON PARK & TEMBISA AT 5 ANEMOON STREET, GLEN MARAIS EXT 1. C/O LEE ATTORNEYS 51 Elandslaagte Street Hazelwood, Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at JOHANNESBURG, 03 FEBRUARY 2025.

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/MAT: 20804. -.

AUCTION

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

Case No: 26404/2022

In the matter between: NEDBANK LIMITED, PLAINTIFF and AVI STEINER (IDENTITY NUMBER: 560830 5743 08 5), DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 APRIL 2025, 09:00, SHERIFF SANDTON SOUTH, 4 RIVIER ROAD, RIVERVIEW OFFICE PARK, HALFWAY GARDENS X100, MIDRAND

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit a sale WITH A RESERVE PRICE OF R3 900 000.00 will be held by the SHERIFF OF THE HIGH COURT SANDTON SOUTH on the 8TH day of APRIL 2025 at 09H00 at SHERIFF SANDTON SOUTH, 4 RIVIER ROAD, RIVERVIEW OFFICE PARK, HALFWAY GARDENS X100, MIDRAND of the undermentioned property of the Defendants, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF SANDTON SOUTH, 4 RIVIER ROAD, RIVERVIEW OFFICE PARK, HALFWAY GARDENS X100, MIDRAND. PORTION 57 OF ERF 1449 MORNINGSIDE EXTENSION 138 TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING 393 (THREE HUNDRED AND NINETY-THREE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T155795/2006 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY

THE MORNINGSIDE 138 HOME OWNERS'ASSOCIATION SITUATED AT: 21 EMERALD CRESENT, MORNINGSIDE. ZONING: RESIDENTIAL Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (http://www.info.gov.za/view/downloadfileAction?id=9961) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R50 000.00 in cash or eft (Refundable) prior to the commencement of the auction; d) All conditions applicable to registration; e) Rules of auction and conditions of sale may be inspected 24 Hours prior the auction. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: THIS IS A HOUSE CONSISTING OF 4X BEDROOMS, 3X BATHROOMS, 1X WATER CLOSETS, 1X KITCHENS, 2X LIVING ROOMS, 2X GARAGE. NOTHING IN THIS RESPECT IS GUARANTEED.

Dated at PRETORIA, 24 JANUARY 2025.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: (012) 325-4185/9. Fax: (086) 775-1985. Ref: NA156/T DE |AGER/|V. -.

AUCTION

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

Case No: 44449/2023

In the matter between: CAPITEC BANK LIMITED, Plaintiff and THIMOTHY MANDLA SUKAZI, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 APRIL 2025, 11:00, SHERIFF HIGH COURT RANDBURG WEST, UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND

IN PURSUANCE OF A JUDGMENT in the above Honourable Court dated 22 July 2024 and a Warrant of Execution issued thereafter, the immovable property listed hereunder will be sold in execution on TUESDAY, 08 APRIL 2025 at 11H00, by the Sheriff of the High Court RANDBURG WEST at the SHERIFF RANDBURG WEST'S OFFICE, UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder, with no reserve price: CERTAIN PROPERTY: A UNIT CONSISTING OF: 1.1 SECTION 36 AS SHOWN AND MORE FULLY DESCRIBED AS SECTIONAL PLAN NUMBER SS71/2002, IN THE SCHEME KNOWN AS VILLA E'TRUCIA IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT NORTH RIDING EXTENSION 46 TOWNSHIP, CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 211 (TWO HUNDRED AND ELEVEN) 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 OUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NO.ST106844/2006 PHYSICAL ADDRESS The property is situated at UNIT 7 (SECTION 36), VILLA E'TRUCIA, 76 BLANDFORD ROAD, NORTH RIDING EXT 46, NORTH RIDING, RANDBURG MAGISTRATE DISTRICT: Randburg PROPERTY DESCRIPTION (NOT GUARANTEED) The property is registered in the name of THIMOTHY MANDLA SUKAZI. The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed, in the event of the information not being correct: MAIN BUILDING: HOUSE CONSISTING OF LOUNGE, DINING ROOM, KITCHEN, 2 BATHROOMS, 3 BEDROOMS, 2 GARAGES, GARDEN, TILED ROOF, CEMENTED WALLS, STEEL WINDOWS

The arrear rates and taxes as at 07 February 2025 amounts to R147 724,66

The arrear levies as at 12 February 2025 amounts to R0,00

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

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

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

CONDITIONS OF SALE The full conditions of sale may be inspected at the offices of the Sheriff of the High Court RANDBURG WEST at UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND and at the office of Jason Michael Smith Inc Attorneys, situated at 26 Baker Street, Rosebank, Johannesburg, Tel: 011 447 8188, Ref: K. VINOKUR - MAT7004

Dated at ROSEBANK, 14 MARCH 2025.

Attorneys for Plaintiff(s): JASON MICHAEL SMITH INCORPORATED ATTORNEYS, SUITE 1, 26 BAKER STREET, ROSEBANK, JOHANNESBURG. Tel: 011 447 8188. Fax: 086 563 6567. Ref: K. Vinokur – MAT7004. JASON MICHAEL SMITH INC ATTORNEYS.

AUCTION

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

Case No: 18086/23

In the matter between: FIRSTRAND BANK LIMITED Plaintiff and WAKABA: THOZAMILE VUYO IDENTITY NUMBER: 8401175382086 Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00, Sheriff of the High Court Kempton Park and Tembisa, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, PRETORIA in the abovementioned suit against the above named Defendant/s a sale with a reserve price of R400.226.36 will be held at Sheriff Kempton Park and Tembisa, and has arranged for the immovable property to be sold by the Sheriff of the High Court Kempton Park and Tembisa, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK, on 10 April 2025 at 10h00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the Sheriff Kempton Park and Tembisa prior to the sale: CERTAIN A unit consisting of - (a) Section No. 42 as shown and more fully described on Sectional Plan No, SS903/1994, in the scheme known as OPPIMEER in respect of the land and buildings or buildings situated at ERF 2388 VAN RIEBEECKPARK EXTENSION 10 TOWNSHIP, LOCAL AUTHORITY: CITY OF EKURHULENI 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 NUMBER ST56495/14 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. ("The immovable property") Which bears the physical address: Erf 2388 Van Riebeeckpark, Extension 10 Township (Section no 42 Oppimeer, also known as door 41 Oppimeer, 170-178 Southpansberg drive, Van Riebeeck Park, Kempton Park, 1629 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 A LOUNGE, KITCHEN, 2 BEDROOMS, A BATHROOM, 1 WC, AND A CARPORT. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3 The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff Kempton Park and Tembisa, 5 ANEMOON STREET, GLEN MARAIS EXT.1, KEMPTON PARK. 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 Kempton Park and Tembisa, 5 ANEMOON STREET, GLENMARAIS EXT. 1, KEMPTON PARK. c/o LEE ATTORNEYS 51 Elandslaagte Street Hazelwood Tel: (012) 346 - 7040 Ref: L Lee

Dated at SANDTON, 29 JANUARY 2025.

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/MAT21538. -.

AUCTION

Case No: 2012/10103 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 HERSIG, ADILA REGINA Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, 182 Progress Road, 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 11 April 2025 at 10H00 at Sheriff's Office 182 Progress Road, 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:Section Number 10 As Shown And More Fully Described On Sectional Plan Number SS195/1995, In The Scheme Known As Chardonnay In Respect Of The Land And Building Or Buildings Situated At Florida Township, Local Authority: City of Johannesburg; Measuring 76 (Seventy Six) square meters; Held by the judgment debtor under Deed of Transfer ST5203/2016; Physical address: Chardonnay, 12 4 th Avenue, Florida, Roodepoort .The following 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 R150,000.00 (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 182 Progress Road, Lindhaven, Roodepoort, Gauteng.

Dated at Hydepark, 10 MARCH 2025.

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/FF004594. -.

AUCTION

Case No: 2018/64849

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff, and MASHIGO (previously Nhlapo): FIKILE PATRICIA IDENTITY NUMBER: 701006 0726 082, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, Sheriff of the High Court, Vanderbijlpark, Lamees Building, Corner Frikkie Meyer & Rutherford Boulevard Vanderbijlpark

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, PRETORIA in the abovementioned suit, against the aforesaid Defendant/s, a sale with a reserve price of R420,000.00, will be held at Sheriff Vanderbijlpark, and has arranged for the immovable property to be sold by the Sheriff of the High Court, Vanderbijlpark, Lamees Building, Corner Frikkie Meyer & Rutherford Boulevard Vanderbijlpark, on 11 April 2025 at 10:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the Sheriff Vanderbijlpark, Lamees Building, Corner Frikkie Meyer & Rutherford Boulevard Vanderbijlpark, prior to the sale: CERTAIN Erf 186 Vanderbijl Park Central West No 3 Township Registration Division I.Q. Province of Gauteng Measuring 650 (Six Hundred and Fifty) square metres Held by Deed of Transfer T90327/2002 Which bears the physical address: 26 Duckhams Street, Vanderbijlpark 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: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, 1 WC'S, 1 OUT GARAGES, SERVANTS ROOM, AND A WC. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT

Case No: 2024-029762

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 Vanderbijlpark, Lamees Building, Corner Frikkie Meyer & Rutherford Boulevard Vanderbijlpark. 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 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 Vanderbijlpark, Lamees Building, Corner Frikkie Meyer & Rutherford Boulevard Vanderbijlpark. c/o LEE ATTORNEYS 51 Elandslaagte Street Hazelwood Tel: (012) 346 - 7040 Ref: L Lee

Dated at SANDTON, 14 FEBRUARY 2025.

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/MAT8063. -.

AUCTION

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

In the matter between: NEDBANK LIMITED, Plaintiff and DALE LANZO ANAPPA (ID: 960308 5855 080), Defendant

NOTICE OF SALE IN EXECUTION

11 APRIL 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 R420,000.00, will be held by the SHERIFF BOKSBURG AT 182 LEEUWPOORT STREET, BOKSBURG on 11 APRIL 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:

A unit consisting of -

- a) Section No. 316 as shown and more fully described on Sectional Plan No. SS31/2022 in the scheme known as GREENPARK in respect of the land and building or buildings situated at LILIANTON EXTENSION 10 AND EXTENSION 11 TOWNSHIPS, LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said Sectional Plan is 54 (FIFTY FOUR) square meters in extent;
- b) an undivided share in the common property in the schedule apportioned to the said section on accordance with the participation quota as endorsed on the said sectional plan.

Held under Deed of Transfer ST6847/2022 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

SITUATED AT UNIT 316 GREENPARK, CNR SETT STREET & PRETORIA ROAD,

WITFIELD, BOKSBURG.

IMPROVEMENTS: (not guaranteed): SECTIONAL UNIT CONSISTING OF 2 BEDROOMS, KITCHEN, LOUNGE & 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) 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, 05 MARCH 2025.

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/N03354 E-mail: foreclosure3@endersteins.co.za. Enderstein Malumbete Inc.

AUCTION

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

Case No: 72067/2019

In the matter between: The Standard Bank of South Africa Limited (Registration Number: 1962/000738/06), Plaintiff and MYRAN GREGORY PAUL (IDENTITY NUMBER: 730708 5161 08 3) and AUDREY MARY SMITH (IDENTITY NUMBER: 770301 0214 08 0), Defendant

NOTICE OF SALE IN EXECUTION

16 APRIL 2025, 08:00, Sheriff Lenasia/Bo Khumalo at No 5 2nd Avenue, Corner of Station Road, Armadale (also known as Viking)

In pursuance of a judgment and warrant granted on 19 October 2021 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 16 April 2025 at 08:00 by the Sheriff of the High Court, Sheriff Lenasia/Bo Khumalo at No 5 2nd Avenue, Corner of Station Road, Armadale (also known as Viking) to the highest bidder subject to a reserve price of R434 630.33: CERTAIN: ERF 8545 LENASIA EXTENSION 10 TOWNSHIP, SITUATED: STAND 8545, 163 VOLTA STREET, LENASIA EXTENSION 10, 1827, REGISTRATION DIVISION: I.Q., THE PROVINCE OF GAUTENG, MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL, MEASURING: 664 (SIX HUNDRED AND SIXTY FOUR) SQUARE METRES, Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consists of the following: THE PROPERTY IS ZONED: RESIDENTIAL, DWELLING: CONSISTING OF: MAIN BUILDING: 1 X LOUNGE (ESTIMATED), 1 X DINING ROOM (ESTIMATED), 1 X KITCHEN (ESTIMATED), 3 X BEDROOMS (ESTIMATED), 1 X BATHROOM (ESTIMATED), OTHER: 1 X GARAGE (ESTIMATED), TYPE SITE IMPROVEMENTS: WALLS, (EXTERIOR): PLASTER (ESTIMATED), WALLS (INTERIOR): PLASTER (ESTIMATED), ROOF COVERING: TILES (ESTIMATED) (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 10 January 2023 and prepared by a Professional Associated Valuer: Brian Leslie Butler. No access was gained to the property when the valuation was conducted and the inventory compiled.) HELD by the EXECUTION DEBTORS, MYRAN GREGORY PAUL (IDENTITY NUMBER: 730708 5161 08 3) and AUDREY MARY SMITH (IDENTITY NUMBER: 770301 0214 08 0) under their names under Deed of Transfer No. T37609/2006. SIGNED at PRETORIA this 21st day of February 2025. LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. PO Box 2766, Pretoria, 0001. TEL: (012) 817 4664, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za, REF. BF/ELZANNE JACOBS/IB001650

Dated at PRETORIA, 18 MARCH 2025.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001. Tel: (012) 817 4664. Fax: 086 501 6399. Ref: BF/EI/IB001650. -.

AUCTION

Case No: 2023-104495

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

In the matter between: NEDBANK LIMITED, Plaintiff and SIMPHIWE VINCENT LAMA,

Defendant

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, THE SHERIFF OF KEMPTON PARK / TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXT 1. KEMPTON PARK.

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R380,000.00, will be held by the Sheriff, KEMPTON PARK / TEMBISA on the 10 th day of APRIL 2025 at 5 ANEMOON STREET, GLEN MARAIS EXT 1 KEMPTON PARK at 10h00. 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, KEMPTON PARK / TEMBISA AT 5 ANEMOON STREET, GLEN MARAIS EXT 1 KEMPTON PARK.

CERTAIN:

ERF 2331 EBONY PARK EXTENSION 5 TOWNSHIP

REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 240 (TWO HUNDRED AND FORTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T140080/1999

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

SITUATED: 53 BOSWIG STREET , EXTENSION 5 EBONY PARK, MIDRAND

IMPROVEMENTS: (not guaranteed): 2 BEDROOMS, BATHROOM, TV ROOM/LIVING ROOM, KITCHEN AND 3 OUTSIDE ROOMS.

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 5 ANEMOON STREET, GLEN MARAIS EXT 1 KEMPTONPARK
- 5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008.
 - 6. The office of the Sheriff for 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.
 - (URL http://www.info.gov.za/view/DownloadFileAction?id=99961)
 - b) FICA legislation i.r.o. proof of identity and address particulars.
- c) Payment of a Registration Fee of R20 000.00 by EFT 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.

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

Dated at Johannesburg, 05 MARCH 2025.

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/N01453/ E-mail: foreclosure3@endersteins.co.za. Enderstein Malumbete Inc.

AUCTION

Case No: 2024-053342

PH46A

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

In the matter between: Changing Tides 17 Proprietary Limited N.O., Judgement Creditor, and Paul Alfred Analokwu, 1st Judgement Debtor; and Tholakele Lindokuhle Analokwu, 2nd Judgment Debtor

NOTICE OF SALE IN EXECUTION

09 APRIL 2025, 14:00, 61 VAN RIEBEECK STREET, ALBERTON

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Acting Sheriff JOHANNESBURG EAST to the highest bidder subject to a reserve price of R1 100 000.00 and will be held on 09 April 2025 at 61 VAN RIEBEECK STREET, ALBERTON at 14:00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 61 VAN RIEBEECK STREET, ALBERTON, prior to the sale.

CERTAIN:

ERF 2441 KENSINGTON TOWNSHIP, Registration Division I.R., Province of GAUTENG, being 13 AMBUSH STREET, KENSINGTON, IOHANNESBURG

MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE) Square Metres, HELD under Deed of Transfer No. T37609/2019, 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: LOUNGE, LIVING ROOM, KITCHEN, PANTRY, 2 BEDROOMS, 1 BATHROOM, 1 SEPERATE TOILET, SUNROOM, DINING ROOM, ENTRANCE HALL.

OUTSIDE BUILDINGS: STAFF QUARTERS, 1 STAFF BATHROOM 1 STOREROOM, 1 CARPORT, 1 KITCHENETTE.

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, 16 JANUARY 2025.

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: MAT6421/LM/MV. Hammond Pole Majola Inc, Boksburg.

AUCTION

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

Case No: 31542/2021

In the matter between: SAWINDU 08(RF)(PTY) LIMITED Applicant/Plaintiff (Registration No. 2013/222429/07), Plaintiff and FORTUNATE THANDEKA GABELA (ID NO.: 890623 0519 084), Respondent/Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

Case No: 2023-024260

11 APRIL 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 dated the 26TH day of JANUARY 2023 in terms of which the following property will be sold in execution on the 11TH day of APRIL 2025 at 10:00 by SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the highest bidder with reserve R150 000.00: a) SECTION NO. 58 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS46/1999, IN THE SCHEME KNOWN AS RAINBOW VILLAS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT GROBLERPARK EXTENSION 59 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 49 (FORTY NINE) SQUARE METRES IN EXTENT; and b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION OUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST36471/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED; ("the property") SITUATED AT: ERF 673, EXTENSION 59, 58 RAINBOW VILLAS, 376 SWARTPLEK STREET, GROBLERPARK, ROODEPOORT ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not quaranteed: MAIN BUILDING: LOUNGE, KITCHEN, 2X BEDROOMS, BATHROOM, CARPORT (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office ROODEPOORT NORTH. The offices 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. proofof 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 offices of SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT.

Dated at SANDTON, 20 FEBRUARY 2025.

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: HOU82/0318. -.

AUCTION

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

IN THE MATTER BETWEEN MONTE VISTA BODY CORPORATE - Judgment Creditor and MIKATEKO TSHETSHE - First Execution Debtor, ANDILE TSHETSHE Second Execution Debtor, GREENHOUSE FUNDING 4 RF LTD, Third Execution Debtor and CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, Fourth Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 APRIL 2025, 11:30, Sheriff Germiston North at 22 Voortrekker Avenue, Corner 2nd Street, Edenvale

In PURSUANCE of judgment in the Germiston Magistrate's Court and a Writ of Attachment dated 31 stMay 2024, the property listed below will be sold in execution by the Sheriff Germiston North, on the 16 thof April 2025 at the Sheriff's office at 22 Voortrekker Avenue, Corner 2 nd Street, Edenvale, at 11:30 to the highest bidder without reserve.

PROPERTY:

- 1. UNIT 19, in the scheme known as SS MONTE VISTA BODY CORPORATE, with scheme number SS362/2007, under Title Deed ST3175/2008, which is better known as Unit 19 Monte Vista, Libra Street, Sunnyrock Ext 4, Primrose on in the City of Ekurhuleni Metropolitan Municipality of which section the floor area, according to the sectional plan 101 (One Hundred and One square meters) sqm. in extent; and
- 2. n 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 ST3175/2008

ALSO KNOWN AS: Unit 19 Monte Vista, Libra Street, Sunnyrock Ext 4, Primrose.

The following information is furnished regarding the improvements, though in this respect:

The property comprising of, nothing is guaranteed: Lounge, 2 Bedrooms, Kitchen, 2 Bathrooms THE CONDITIONS OF SALE

The refundable registration fee in the amount R50 000.00 is payable via EFT. Payment must reflect in the sheriff's account prior to the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Sheriff Germiston North at 22 Voortrekker Avenue, Corner 2 nd Street, Edenvale, within 21 days from the date of sale.

The purchaser may be taken possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Germiston North at 22 Voortrekker Avenue, Corner 2nd Street, Edenvale.

HEERSCHOP PIENAAR INC Execution Creditor's Attorneys Block A, Ground Floor, Clearview Office Park, 77 Wilhelminia Avenue, Strubens Valley, 1735 Tel: 011 763 3050 | Fax: 011 760 4767E-mail: jp@shplaw.co.za - MON11/0006

Dated at Roodepoort, 15 OCTOBER 2024.

Attorneys for Plaintiff(s): Heerschop Pienaar Attorneys, Block A, Ground Floor, Clearview Office Park, 77 Wilhelminia Avenue, Strubens Valley. Tel: 011 763 3050. Fax: 011 760 4767. Ref: MON11/0006. -.

AUCTION

Case No: 38392/2021 PH46A

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

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O. , Judgement Creditor and Nsini Benson Ndlovu Judgement Debtor

NOTICE OF SALE IN EXECUTION

16 APRIL 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 ACTING SHERIFF JOHANNESBURG EAST to the highest bidder without reserve and will be held on 16 APRIL 2025 at 14:00 at 61 VAN RIEBEECK AVENUE, ALBERTON of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 61 VAN RIEBEECK AVENUE, ALBERTON prior to the sale.

A UNIT CONSISTING OF:

SECTION NO. 11 as shown and more fully described on Sectional Plan No. SS15/1984 in the scheme known as GLORAY COURT in respect of the land and building or buildings situate at BELLEVUE EAST TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 97 (NINETY SEVEN) square metres in extent;

and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan, HELD under Deed of Transfer No. ST13322/2018, situated at UNIT 11 (DOOR 301) GLORAY COURT 125 DE LA REY STREET, BELLEVUE EAST, 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: LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 SEPERATE TOILET, 1 BALCONY

OUTSIDE BUILDINGS: NONE

SUNDRIES: NONE

Case No: 38862/2017

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, 24 FEBRUARY 2025.

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: MAT3285/LC/MV. Hammond Pole Majola Inc, Boksburg.

AUCTION

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

In the matter between: SAWINDU 08(RF) (PTY) LTD (Registration Number: 2013/222429/07), Plaintiff/Applicant and LAUREN ANDREA BOOYSEN (ID NO.: 820412 0411 087), Defendant/Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, SHERIFF ROODEPOORT NORTH , 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 03RD September 2020 terms of which the following property will be sold in execution on 11TH APRIL 2025 at 10H00 at the SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the highest bidder with reserve of R70 000.00. A Unit Consisting of: - SECTION NO.49 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS110/1996 IN THE SCHEME KNOWN AS DOLPHIN PLACE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT FLORIDA 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 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. ST6618/2015 AND SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: UNIT 49 - DOLPHIN PLACE 428, 1st AVENUE, FLORIDA, ROODEPOORT THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: 2X BEDROOMS, BATHROOM, KITCHEN, LOUNGE (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which quarantee 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, 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 ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT.

Dated at SANDTON, 20 FEBRUARY 2025.

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: HOU82/0114. -.

AUCTION

Case No: 2023-061382 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and SABELO CHARLES MANELI PHILISIWE MANELI, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 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 01 October 2024 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 11 TH day of APRIL 2025 at 10:00 at 50 EDWARDS AVENUE, WESTONARIA subject to a reserve price of R400,000.00.

CFRTAIN:

ERF 16359 PROTEA GLEN EXTENSION 16 TOWNSHIP, REGISTRATION DIVISION I.Q.,, THE PROVINCE OF GAUTENG, MEASURING 252 (TWO HUNDRED AND FIFTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T48988/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Residential (not guaranteed)

The property is situated at 49 ALADDIN STREET, PROTEA GLEN EXT 16, SOWETO and consists of a lounge, kitchen, 3 bedrooms, 1 bathroom (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 WESTONARIAsituated at 50 EDWARDS AVENUE, WESTONARIAor 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.

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

Dated at JOHANNESBURG, 19 FEBRUARY 2025.

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/MAT98819. R. NEL.

AUCTION

Case No: 2023-104495

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

In the matter between: NEDBANK LIMITED, Plaintiff and SIMPHIWE VINCENT LAMA,

Defendant

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, THE SHERIFF OF KEMPTON PARK / TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK.

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R380,000.00, will be held by the Sheriff, KEMPTON PARK / TEMBISA on the 10 th day of APRIL 2025 at 5 ANEMOON STREET, GLEN MARAIS EXT 1 KEMPTON PARK at 10h00. 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, KEMPTON PARK / TEMBISA AT 5 ANEMOON STREET, GLEN MARAIS EXT 1 KEMPTON PARK.

CERTAIN:

ERF 2331 EBONY PARK EXTENSION 5 TOWNSHIP

REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 240 (TWO HUNDRED AND FORTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T140080/1999

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

SITUATED: 53 BOSWIG STREET, EXTENSION 5 EBONY PARK, MIDRAND

IMPROVEMENTS: (not guaranteed): 2 BEDROOMS, BATHROOM, TV ROOM/LIVING ROOM, KITCHEN AND 3 OUTSIDE ROOMS.

THE PROPERTY IS ZONED: RESIDENTIAL

- The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on 1 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 quarantee 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 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.
- Should the purchaser receive possession of the property, the purchaser shall be liable for 3. occupational rental at the rate of 1% of the purchase price per month.
- The rules of this auction will be available at least 24 hours before the auction at 5 ANEMOON STREET, GLEN MARAIS EXT 1 KEMPTONPARK
- The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 5 2008.
 - The office of the Sheriff for KEMPTON PARK / TEMBISA will conduct the sale: 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 Registration Fee of R20 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.
- 8. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Johannesburg, 05 MARCH 2025.

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/N01453/ Email: foreclosure3@endersteins.co.za. Enderstein Malumbete Inc.

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG LOCAL DIVISION, JOHANNESBURG) Case No: 043037/2022

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and IVAN VILANCULOS, Id No: 700221 5371 088, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 APRIL 2025, 10:00, SHERIFF JOHANNESBURG SOUTH at 61 VAN RIEBEECK AVENUE, ALBERTON

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 05TH of MARCH 2024 in terms of which the following property will be sold in execution on 08TH APRIL 2025 at 10:00 by SHERIFF JOHANNESBURG SOUTH at 61 VAN RIEBEECK AVENUE, ALBERTON to the highest bidder with reserve of R150 000.00 Section Number 86 as shown and more fully described on Sectional Plan No. SS 26/1998 in the scheme known as PALM SPRINGS, in respect of the land and building or buildings situate at MEREDALE EXTENSION 12 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 61 (Sixty One) SQUARE METRES in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional plan. HELD BY DEED OF TRANSFER NUMBER ST40516/2015 And subject to such conditions as set out in the aforesaid Deed of Transfer ("the Property") SITUATED AT: 57 MURRAY AVENUE, MEREDALE, JOHANNESBURG ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: 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 fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office SHERIFF JOHANNESBURG SOUTH The offices of the Sheriff for JOHANNESBURG SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (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 offices of THE SHERIFF IOHANNESBURG SOUTH at 24 VORSTER AVENUE. GLENANDA. IOHANNESBURG.

Dated at SANDTON. -.

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: SAHL/0849. -.

AUCTION

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

Case No: 2023-049022

In the Matter between NEDBANK LIMITED, PLAINTIFF and THATO ANDRIES MOTAUNG, IDENTITY NUMBER: 890710 5324 08 9, DEFENDANT

NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 10:00, 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT

The Sale in execution conducted in accordance with the consumer protection act 68 of 2008 (as amended) pursuant to a judgment obtained in the High Court under case number 2023-049022 dated the 20 November 2024 and writ of attachment be sold to the highest bidder with a reserve of R400 000.00 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, ROODEPOORT SOUTH AT 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT ON 11 APRIL 2025 AT 10:00.

Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, ROODEPOORT SOUTH AT 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT and will also be read out

Case No: 32833/2016

Case No: 34469/2022

by the sheriff prior to the sale in execution. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements.

Property: Section 96 in the scheme Ridge View, situated at Fleurhof Extension 20 Township, City of Johannesburg, Measuring 38 (thirty eight) Square Metres, held by Deed of Transfer no. ST11200/2018, and Subject to such conditions contained as set out in the aforesaid deed and more specifically to the limted Electricity Supply Restrictive conditions also known as: Section 96, Door 96, Fleurhof, 3010 Mara Street. Extension 20

Improvements: 2 Bedrooms, 2 Bathrooms, Shower, Toilet, Kitchen

Dated at PRETORIA, 10 MARCH 2025.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA. Tel: 0123254185. Fax: -. Ref: MA|OTHI/IDB/GT13423. -.

AUCTION

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

In the matter between: ABSA BANK LIMITED Execution Creditor/Plaintiff, and SEGERU KENNETH MAGAGANE (Identity Number: 760912 5779 083), Execution Debtor/Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00. SHERIFF KEMPTON PARK & TEMBISA at 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 dated the 29th of August 2017 in terms of which the following property will be sold in execution on 10th of APRIL 2025 at 10:00 by SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT.1, KEMPTON PARK to the highest bidder with a reserve of R770 000.00 A Unit consisting of -PORTION 17 (PORTION OF PORTION 1) OF ERF 1792 NORKEM PARK EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG MEASURING 421 (FOUR HUNDRED AND TWENTY ONE) SQUARE METRES HELD BY DEED OF TRANSFER NO.T10180/2008 SITUATED AT: 17 SUNBONANI, BRONKHORSPRUIT STREET, NORKEM PARK EXTENSION 3, KEMPTON PARK The following information is furnished but not guaranteed: MAIN BUILDING: TO BE CONFIRMED (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office, SHERIFF KEMPTON PARK & TEMBISA, the offices of the SHERIFF KEMPTON PARK & TEMBISA will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (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. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of THE SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT.1, KEMPTON PARK.

Dated at SANDTON, 24 FEBRUARY 2025.

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: CMICHAEL/FFABS697/1434. -.

AUCTION

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

This gazette is also available free online at www.gpwonline.co.za

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O. Judgement Creditor and MBALENTLE MADIDILANE, Judgment Debtor

NOTICE OF SALE IN EXECUTION

08 APRIL 2025, 10:00, 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 SOUTH to the highest bidder without reserve and will be held on 08 APRIL 2025 at 10H00 at 61 VAN RIEBEECK AVENUE, ALBERTON of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 24 VORSTER AVENUE, GLENANDA, JOHANNESBURG, prior to the sale.

A UNIT CONSISTING OF:

SECTION NO. 2 as shown and more fully described on Sectional Plan No. SS40/2012 in the scheme known as 36 SIXTH STREET in respect of the land and building or buildings situate at LA ROCHELLE, TOWNSHIP CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 36 (THIRTY SIX) square metres in extent;

and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan, HELD under Deed of Transfer No. ST39777/2021, situated at UNIT 2 36 SIXTH STREET, 26 - 6TH STREET, LA ROCHELLE, Situated in the Magisterial District of JOHANNESBURG SOUTH.

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

MAIN BUILDING: ENTRANCE HALL, LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, COVERED PATIO. OUTSIDE BUILDINGS: 2 STAFF QUARTERS, 1 STAFF BATHROOM.

SUNDRIES: NONE.

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

Dated at Hammond Pole Ndlovu Inc, Boksburg, 15 FEBRUARY 2025.

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: MAT4428\LYNETTE CAMERON \ TK. Hammond Pole Ndlovu Inc, Boksburg.

AUCTION

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

Case No: 101424/2023

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff and SELLO STANLEY LEDWABA, Id No: 780918 5358 089, 1st Execution Debtor/Defendant, LUNGILE LEDWABA, Id No: 820520 0526 082, 2nd Execution Debtor/Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00, SHERIFF KEMPTON PARK & TEMBISA at 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 dated the 05th of FEBRUARY 2024 in terms of which the following property will be sold in execution on the 10th day of APRIL 2025 at 10:00 by SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK to the highest bidder with reserve of R3,100,000.00: A Unit consisting of: ERF 3963 MIDSTREAM ESTATE EXTENSION 51 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 900 (NINE HUNDRED) SQUARE METRES HELD BY DEED OF TRANSFER NO. T98024/2014. SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE MIDSTREAM HILL ESTATE HOME OWNERS ASSOCIATION NPC, REGISTRATION NUMBER: 2009/015026/08. ("the Property") SITUATED AT: 34 GLACIER DRIVE, MIDSTREAM ESTATE EXTENSION 51 DOMICILIUM ADDRESS: UNIT 1 CARROWMOORE PARK, HALFWAY GARDENS EXTENSION 1 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, LAUNDRY, FAMILY ROOM, STUDY, 3X BEDROOMS, 2X BATHROOMS OUTBUILDING: 2X GARAGES, 1X

Case No: 2024-031094

BEDROOM, 1X BATHROOM (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 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 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK The offices of the Sheriff for KEMPTON PARK & TEMBISA will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961) B) FICA legislation i.r.o. proofof 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 KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK.

Dated at SANDTON, 25 FEBRUARY 2025.

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: STA738/0006. -.

AUCTION

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

In the matter between: INVESTEC BANK LIMITED (Registration number: 1969/004763/06), Plaintiff and STEPHANUS CORNELIUS JANSEN VAN RENSBURG (Identity Number: 701209 5051 080), Defendant

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 14:00, Sheriff Meyerton situated at 10 Pierneef Boulevard, Meyerton and online at www.onlineauctionafrica.co.za

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 10 September 2024 in terms of which the following immovable property will be sold in execution on 10 April 2025 at 14:00 by the Sheriff of the High Court, Sheriff Meyerton ("Sheriff") situated at 10 Pierneef Boulevard, Meyerton and online at www.onlineauctionafrica.co.za, to the highest bidder, subject to a reserve price of R1,330,000.00 (one million three hundred and thirty thousand Rand): Certain: Immovable Property, HOLDING 23 GLEN DONALD, AGRICULTURAL HOLDINGS, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, IN EXTENT 2,8705 (TWO COMMA EIGHT SEVEN ZERO FIVE) HECTARES, HELD BY DEED OF TRANSFER T154653/2003. As held: By the Execution Creditor under Deed of 23 JESSIE AVENUE, GLEN DONALD, Description: The Transfer T154653/2003. Physical address: Property is zoned as a residential holding. Improvements: Main Building: 1 x Entrance Hall -Ceramic Tiles, 1 x Lounge - Ceramic Tiles, 1 x Dining Room - Ceramic Tiles, 1 x Living Room - Ceramic Tiles, 1 x Study - Ceramic Tiles, 1 x Kitchen - Ceramic Tiles, 1 x Laundry - Ceramic Tiles, 1 x Pantry -Ceramic Tiles, 5 x Bedrooms - Carpets, 3 x Bathrooms - Ceramic Tiles Tiled to ceiling, Out Buildings: 3 x Garages - 86 m² Concrete - Detached from main, dwelling, 1 x Storeroom - 0 m² Concrete, 1 Carport -0 m² Concrete Flat iron roof, Cottage / Flat: 1 x Lounge - Ceramic Tiles, 1 x Kitchen - Ceramic Tiles, 2 x Bedrooms - Ceramic Tiles, 1 x Bathrooms - Ceramic Tiles, Comments: 2 x large shade-net greenhouses. IMPROVEMENTS ARE NOT GUARANTEED. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the proceeds of the sale up to a price of R100 000.00 (one hundred thousand Rand) of the proceeds of the sale and then 3.5% (three point five percent) on R100 001.00 (one hundred thousand and one Rand) to R400 000.00 (four hundred thousand Rand) of the proceeds of the sale, and thereafter 1.5% (one point five percent) on the balance of the proceeds of the sale up to a maximum commission of R40 000.00 (forty thousand Rand) in total and a minimum of R3 000.00 (three thousand Rand) plus value added tax ("VAT") thereon, pay a deposit of 10% (ten percent) of the

purchase price in cash or bank guaranteed cheque or electronic transfer into the Sheriff, Meyerton'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 Creditor's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff, Meyerton 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. TAKE NOTICE FURTHER THAT: This sale is a sale in execution which is conducted in accordance with the Consumer Protection Act 68 of 2008 (as amended), in pursuant of an order granted against the Execution Debtors/Respondents for money owing to the Execution Creditor/ Applicant. The auction will be conducted by Sheriff or his deputy. Rules of this auction are available for inspection 24 hours before the auction at the office of the Sheriff or his deputy at 10 Pierneef Boulevard, Meyerton or at www.onlineauctionafrica.co.za.

The bidding process of the auction will be done physically at the office of the Sheriff or his deputy at 10 Pierneef Boulevard, Meyerton and simultaneously online at www.onlineauctionafrica.co.za. Registration as a buyer is a pre-requisite subject to conditions, including inter alia:- Directive of the Consumer Protection Act 68 of 2008 (URL: http://www/info.gov.za/view/DownloadFileAction?id=99961); FICA- legislation in respect of proof of identity and address particulars; All bidders physically attending the auction are required to pay a R50,000.00 (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 R50,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card; e) Registration conditions. The conditions shall lie for inspection at the office for the Sheriff or his deputy at 10 Pierneef Boulevard, Meyerton which may be inspected at the office of the Sheriff or his deputy at 10 Pierneef Boulevard, Meyerton, during office hours Monday to Friday or at www.onlineauctionafrica.co.za. Advertising costs at current publication rates and sale costs according to court rules, apply. Buyers can now register for online auctions via the auction site: www.onlineauctionafrica.co.za. LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. PO Box 2766, Pretoria, 0001. TEL: (012) 817 4664, E-MAIL: ejacobs@lgr.co.za, bfick@lgr.co.za, lswart@lgr.co.za. REF. LS/BF/EJ/IH000001

Dated at PRETORIA, 17 MARCH 2025.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001. Tel: (012) 817 4664. Fax: 086 501 6399. Ref: LS/BF/EJ/IH000001. -.

AUCTION

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

Case No: 2023-079371

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and GAVOR: SELOM KWAME, IDENTITY NUMBER: 930918 5563 083, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00, Acting Sheriff of the High Court, Johannesburg North, 117 BEYERS NAUDEDRIVE, ROOSEVELTPARK, JOHANNESBURG

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, against the above named Defendant/s, a sale with reserve price of R800,504.00 will be held by Acting Sheriff Johannesburg North, and has arranged for the immovable property to be sold by the Acting Sheriff of the High Court, Johannesburg North, 117 BEYERS NAUDEDRIVE, ROOSEVELTPARK, JOHANNESBURG, on 10 April 2025 at 10H00 of the undermentioned property on the conditions which will lie for inspection at the offices of the Acting Sheriff Johannesburg North, 117 BEYERS NAUDEDRIVE, ROOSEVELTPARK, JOHANNESBURG, prior to the sale: CERTAIN A Unit consisting of: (a) Section No. 4 as shown and more fully described on sectional plan no SS248/2006 in the scheme known as MEA VILLAS in respect of the land and building or buildings situate at WESTDENE TOWNSHIP LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 133 (ONE HUNDRED AND THIRTY 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 ST54691/2015 and subject to such conditions as set out in the aforesaid deed. Which bears the physical address: Unit 4 Mea Villas, 67-4th Avenue, Westdene, Johannesburg 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: AN ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, 2 SHOWERS, 3 WC'S, 2 AND 1 OUT

Case No: 19134/2023

Case No: 2023-067472

GARAGE. THE NATURE. EXTENT. CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3 The rules of auction are available 24 hours prior to the Auction at the offices of the Acting Sheriff Johannesburg North, 117 BEYERS NAUDEDRIVE, ROOSEVELTPARK, JOHANNESBURG. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/ DownloadFileAction?id=99961) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Acting Sheriff Johannesburg North, 117 BEYERS NAUDEDRIVE, ROOSEVELTPARK, JOHANNESBURG.

Dated at SANDTON, 05 FEBRUARY 2025.

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/MAT20664. -.

IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION)

In the matter between: Firstrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and NOA ISRAEL KATANE, I.D.: 740603 5812 08 2, Defendant

NOTICE OF SALE IN EXECUTION

08 APRIL 2025, 11:00, UNIT C1, MOUNT ROAYAL, 657 JAMES CRESENT, HALFWAY HOUSE, MIDRAND

Sale in execution to be held on the 8th of APRIL 2025 @ 11H00 at UNIT C1, MOUNT ROYAL, 657 JAMES CRESENT, HALFWAY HOUSE, MIDRAND by the Sheriff Halfway House.

ERF 7857 COSMO CITY EXTENSION 6 TOWNSHIP,, REGISTRATION DIVISION I.Q., GAUTENG PROVINCE, MEASURING 298 square metres, Held by Deed of Transfer T026166/2008, SITUATED AT: 7857 Sau tome Street, Cosmo City Ext 6, Gauteng Province

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

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

The property shall be sold by the Sheriff Randburg West at 657 James Cresent, Halfway House, Midrand to the highest bidder with a reserve price of R500 000-00.

Conditions of sale can be inspected at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand 24 hours prior to the auction.

Dated at Pretoria, 07 MARCH 2025.

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/B3150. -.

AUCTION

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

IN THE MATTER BETWEEN CANTA LIBRE BODY CORPORATE - Judgment Creditor and SIPHAMANDLA MASE - 1st Judgment Debtor, KHINSANE FAITH MASE - 2nd Judgment Debtor,

EKURHULENI METROPOLITAN MUNICIPALITY- 3rd, Judgment Debtor and ABSA HOME LOANS GUARANTEE CO (RF) PTY LTD - 4th Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00, Sheriff Kempton park & Tembisa, located at 5 Anemoon Street, Glen Marais Ext.1

In PURSUANCE of judgment in the above Honourable Court and a Writ of Attachment dated 22 nd February 2024, the property listed below will be sold in execution by the Sheriff Kempton Park & Tembisa, on the 10 th day of April 2025 at the Sheriff's office at 5 Anemoon Street, Glen Marais Ext.1, at 10:00 without reserve.

PROPERTY:

- 1. UNIT 54 in the scheme known as SS CANTA LIBRE, WITH SCHEME NUMBER 228/2020, under Title Deed ST 57563/2021, which is better known as Unit 54 Canta Libre, 5 Terenure Road, Terenure, Kempton Park 1619 in the City of Ekurhuleni Metropolitan Municipality of which section the floor area, according to the sectional plan 88 (Eighty Eight 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 ST 57563/2021

ALSO KNOWN AS: UNIT 54 CANTA LIBRE, 5 TERENURE ROAD, TERENURE, KEMPTON PARK 1619.

The following information is furnished regarding the improvements, though in this respect:

The property comprising of: 3 bedrooms, 2 bathroom, TV/Living room, kitchen and Carport.

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, 19 FEBRUARY 2025.

Attorneys for Plaintiff(s): Heerschop Pienaar Attorneys, Block A, Ground Floor, Clearview Office Park, 77 Wilhelmina Avenue, Allen's Nek.. Tel: 011 763 3050. Fax: 011 760 4767. Ref: CAN5/0002. -.

AUCTION

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

Case No: 32514/2022

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and ALAN CHRISTIANSE (IDENTITY NUMBER: 8210085111083), 1st Defendant & GRISELDA THERESA CHRISTIANSE (IDENTITY NUMBER: 8601110189088), 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, Sheriff of the High Court Roodepoort at 182 Progress Road, Lindhaven, Roodepoort

In pursuance of a judgment and warrant granted on 8 June 2023in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 11 April 2025at 10:00 by the Sheriff of the High Court Roodepoortat 182 Progress Road, Lindhaven, Roodepoort to the highest bidder subject to a reserve price of R1 070 000.00: CERTAIN: ERF 1243 DISCOVERY EXTENSION 5 TOWNSHIP SITUATED:29 Rene Avenue, Discovery Extension 5 MAGISTERIAL DISTRICT:Johannesburg West REGISTRATION DIVISION:1.Q., PROVINCE OF GAUTENG MEASURING: 878 (EIGHT HUNDRED AND SEVENTY EIGHT) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: Concrete Fencing; Plastered walls; Tiled Roof; Tiled Floors; 3 x Bedrooms; 1 x TV-Livingroom; 1 x Lounge; 1 x Garage; 2 x Bathrooms; 1 x Dining Room; 1 x Kitchen, Pantry and Laundry; 1 x Lapa; and 1 x Granny Flat; DWELLING CONSISTS OF: RESIDENTIAL HELD by the

DEFENDANTS, ALAN CHRISTIANSE (IDENTITY NUMBER: 8210085111083) and GRISELDA THERESA CHRISTIANSE (IDENTITY NUMBER 8601110189088), under their names under Deed of Transfer No. T40570/2019. The full conditions may be inspected at the offices of the Sheriff of the High Court Roodepoortat 182 Progress Road, Lindhaven, 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: 086 697 7980, E-MAIL: werasmus@lgr.co.za, REF. BF/WE/IC000542

Dated at Pretoria. 10 MARCH 2025.

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/IC000542. -.

AUCTION

Case No: 2023-086908

PH46A

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

In the matter between: ABSA Bank Limited ,Judgement Creditor and Tamsanqa Agent Ngcani, 1st Judgement and Debtor Zukiswa Ntluko Ngcani, 2nd Judgement Debtor

NOTICE OF SALE IN EXECUTION

16 APRIL 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 ACTING SHERIFF JOHANNESBURG EAST to the highest bidder SUBJECT TO A RESERVE PRICE OF R435 000.00 and will be held at 61 VAN RIEBEECK AVENUE, ALBERTON on 16 APRIL 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:

PORTION 309 (A PORTION OF PROTION 80) OF ERF 357 LOMBARDY EAST TOWNSHIP, Registration Division I.O., Province of GAUTENG, being 3 DONNE CRESCENT, LOMBARDY EAST

MEASURING: 275 (TWO HUNDRED AND SEVENTY FIVE) Square Metres;

HELD under Deed of Transfer No. T107885/2006

Situated in the Magisterial District of ACTING SHERIFF IOHANNESBURG EAST.

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

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

OUTSIDE BUILDINGS: NONE

SUNDRIES: NONE

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

Dated at Hammond Pole Majola Inc, Boksburg, 17 FEBRUARY 2025.

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: MAT455132/AP/MV. Hammond Pole Majola Inc, Boksburg.

AUCTION

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

Case No: 2021/10048

In the matter between: FIRSTRAND BANK LIMITED Execution Creditor and THULANE PATRICK THOMO Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00, SHERIFF OF THE HIGH COURT KEMPTON PARK & TEMBISA AT 5 ANEMOON STREET, GLEN MARAIS EXT 1

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale with a reserve price of R454,883.00 will be held by the SHERIFF OF THE HIGH COURT KEMPTON PARK & TEMBISA AT 5 ANEMOON STREET, GLEN MARAIS EXT 1 on 10 APRIL 2025 at 10:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of SHERIFF OF THE HIGH COURT KEMPTON PARK & TEMBISA AT 5 ANEMOON STREET, GLEN MARAIS EXT 1 prior to the sale: CERTAIN ERF 3082 CLAYVILLE EXTENSION 29 TOWNSHIP REGISTRATION DIVISION J.R THE PROVINCE OF GAUTENG MEASURING 250 (TWO HUNDRED AND FIFTY) SOUARE METRES HELD BY DEED OF TRANSFER T91425/2005 subject to the conditions therein contained Which bears the physical address: 3082 RHENUM STREET, CLAYVILLE EXTENSION 29, KEMPTON PARK 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, WC, SERVANT'S QUARTERS, OUTSIDE BATHROOM AND WC, COVERED PORCH 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 quarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3 The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT KEMPTON PARK & TEMBISA AT 5 ANEMOON STREET, GLEN MARAIS EXT 1. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/ DownloadFileAction?id=99961) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (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 KEMPTON PARK & TEMBISA AT 5 ANEMOON STREET, GLEN MARAIS EXT 1. C/O LEE ATTORNEYS 51 Elandslaagte Street Hazelwood, Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at JOHANNESBURG, 03 FEBRUARY 2025.

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/MAT: 20804. -.

EASTERN CAPE / OOS-KAAP

Case No: 273/2024 DOCEX 21, PORT ELIZABETH

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

In the matter between: NEDBANK LIMITED, EXECUTION CREDITOR and KWANELE MPEHLO, JUDGEMENT DEBTOR

NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 12:00, Office of the Acting Sheriff, 12 Theale Street, North End, Ggeberha

In pursuance of Judgments of the above Honourable Court dated 25 June 2024 and 26 November 2024 and the Warrant of Execution dated 13 December 2024, the following property will be sold, voetstoots, in execution subject to a reserve price of R375,000.00, and in terms of the Order of the above Honourable Court dated 26 November 2024, to the highest bidder on FRIDAY, 11 APRIL 2025 at 12H00 at the OFFICE OF THE ACTING SHERIFF, 12 THEALE STREET, NORTH END, GQEBERHA.

ERF 11492 MOTHERWELL, IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, DIVISION OF UITENHAGE, PROVINCE OF THE EASTERN CAPE, MEASURING 200 (TWO HUNDRED) Square Metres, Held by Title Deed No T5734/2022, Situate at 81 NCWAZI STREET, MOTHERWELL NU 7, GQEBERHA, Magisterial District of GQEBERHA

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

Residence consisting of, Living Room x1, Kitchen X1, Bedrooms x3, Bathroom X1 and 1 Garage.

The full Conditions of Sale may be inspected prior to the date of sale at the office of the Acting Sheriff, 12 Theale Street, North End, Ggeberha.

Material conditions of sale:

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

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

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

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

Dated at GOEBERHA, 22 JANUARY 2025.

Attorneys for Plaintiff(s): McWILLIAMS & ELLIOTT INC, 152 CAPE ROAD, MILL PARK, GQEBERHA. Tel: 041 - 5821250. Fax: 041 - 3730407. Ref: M MARAIS/ce/W93238. -.

AUCTION

Case No: 1880/2020 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: ABSA BANK LIMITED, Plaintiff and FELICITY DOREEN TERBLANCHE; FERGUSON HENRY TERBLANCHE, Defendants

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, THE ACTING SHERIFF'S OFFICE, UITENHAGE: 7 MARDRAY COURT, 18 BAIRD STREET, KARIEGA

In pursuance of judgments granted by this Honourable Court on 27 JUNE 2023 and 27 AUGUST 2024, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R595 000.000, by the Acting Sheriff of the High Court UITENHAGE, to the highest bidder.

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

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

ERF 3458 UITENHAGE, IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, DIVISION UITENHAGE,, PROVINCE OF THE EASTERN CAPE, IN EXTENT: 591 (FIVE HUNDRED AND NINETY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER T5863/2015CTN, SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED (also known as: 3 DE VILLIERS STREET, UPPER CENTRAL, KARIEGA, EASTERN CAPE), IN THE MAGISTERIAL DISTRICT OF NELSON MANDELA.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): MAIN BUILDING: LOUNGE, 4 BEDROOMS, KITCHEN, 2 BATHROOMS & OUTBUILDING: STORAGE ROOM.

TAKE FURTHER NOTICE THAT:

- 1. The Sale in Execution is conducted in accordance to the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtors for money owing to the Execution Creditor.
 - 2. The auction will be conducted by the Acting Sheriff or his Deputy.
 - 3. Advertising costs at current publication rates and sale costs according to court rules, apply.
 - 4. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
 - a) Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloadFileAction?id=99961).
- 5. The rules of the auction and Conditions of Sale may be inspected at the Acting Sheriff's office, 7 Mardray Court, 18 Baird Street, Kariega, 24 hours prior to the auction.
- 6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.

7. All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to participate in the auction.

Dated at PRETORIA, 30 JANUARY 2025.

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: U21091/DBS/N FOORD/CEM. -.

AUCTION

Case No: 3710/2018 DOCEX 178, PRETORIA

Case No: 98/2022

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

IN THE MATTER BETWEEN: ABSA BANK LIMITED, Plaintiff and ILELINE PHILANDER, Defendant
NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 12:00, THE SHERIFF'S OFFICE, PORT ELIZABETH NORTH: DANELLYN BUILDING, 12 THEALE STREET, NORTH END, GOEBERHA

In pursuance of judgments granted by this Honourable Court on 25 JANUARY 2019 and 3 MARCH 2020, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R210 000.00, by the Sheriff of the High Court PORT ELIZABETH NORTH, to the highest bidder.

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

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

ERF 3210 ALGOA PARK

IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

DIVISION OF PORT ELIZABETH

PROVINCE OF THE EASTERN CAPE

IN EXTENT 162 (ONE HUNDRED AND SIXTY TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T17380/2011CTN

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 47 MILKWOOD ROAD, ALGOA PARK, PORT ELIZABETH, EASTERN CAPE)

MAGISTERIAL DISTRICT: NELSON MANDELA BAY

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

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

Dated at PRETORIA, 04 FEBRUARY 2025.

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: U21747/DBS/N FOORD/CEM. -.

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

In the matter between: Nedbank Limited, Plaintiff and E Z Mtima Plumbing Services Sandisiwe Mtima N.O. in her capacity as the Executrix of the Estate of the Late Zwelandile Edward Mtima, Defendant

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, Mdantsane Magistrate's Court, 1 Mazaule Road, Mdantsane

In execution of a Judgment of the High Court of South Africa (Eastern Cape Division, Bhisho) in this suit, the undermentioned immovable property of the Defendants will be sold in execution with reserve by the Sheriff of the High Court, at Mdantsane Magistrate's Court, 1 Mazaule Road, Mdantsane on Thursday 10 April 2025 at 10h00, to the highest bidder.

Case No: 98/2022

Property description:

Erf 1657 Mdantsane S, Division of East London, Province of the Eastern Cape, In extent 300 (Three Hundred) Square Metres, Held by Deed of Transfer Number TX2158/1994-CS

Whilst nothing is guaranteed, it is understood that the property is comprised of 3 Bedrooms, 2 Bathrooms, 1 Kitchen, 1 Living room, 1 Garage and one granny flat.

The Conditions of Sale will be read out prior to the sale and may be inspected at the offices of the Sheriff of the High Court at 20 Flemming Road, Schornville, King Williams Town.

Terms: 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 bank guarantee, to be approved by the Plaintiff's Attorneys and to be furnished to the Sheriff within 21 days of the sale. Auctioneer's charges are payable on the day of the sale, calculated at 6% on the first R100 000.00 of the proceeds of the sale, 3.5% on the sum of R100 001.00 to R400 000.00 and 1.5% on the balance thereof, subject to a maximum commission of R40 000.00 and a minimum of R3000.00.

Dated at Bhisho, 13 FEBRUARY 2025.

Attorneys for Plaintiff(s): Bate Chubb & Dickson Inc., Suite 3, Norvia House, 34 Western Avenue, Vincent, East London. Tel: (043)7014500. Fax: -. Ref: Mr | Chambers/Leone/N331/MAT53030. -.

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

In the matter between: Nedbank Limited, Plaintiff and E Z Mtima Plumbing Services Sandisiwe Mtima N.O. in her capacity as the Executrix of the Estate of the Late Zwelandile Edward Mtima, Defendant

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, Mdantsane Magistrate's Court, 1 Mazaule Road, Mdantsane

In execution of a Judgment of the High Court of South Africa (Eastern Cape Division, Bhisho) in this suit, the undermentioned immovable property of the Defendants will be sold in execution with reserve by the Sheriff of the High Court, at Mdantsane Magistrate's Court, 1 Mazaule Road, Mdantsane on Thursday 10 April 2025 at 10h00, to the highest bidder.

Property description:

Erf 1613 Mdantsane S, Division of East London, Province of the Eastern Cape, In extent 300 (Three Hundred) Square Metres, Held by Deed of Transfer Number TX2258/1990-CS

Whilst nothing is guaranteed, it is understood that the property is comprised of 3 Bedrooms, 1 Bathroom, 1 Kitchen, 1 Living Room and 1 Double Garage.

The Conditions of Sale will be read out prior to the sale and may be inspected at the offices of the Sheriff of the High Court at 20 Flemming Road, Schornville, King Williams Town.

Terms: 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 bank guarantee, to be approved by the Plaintiff's Attorneys and to be furnished to the Sheriff within 21 days of the sale. Auctioneer's charges are payable on the day of the sale, calculated at 6% on the first R100 000.00 of the proceeds of the sale, 3.5% on the sum of R100 001.00 to R400 000.00 and 1.5% on the balance thereof, subject to a maximum commission of R40 000.00 and a minimum of R3000.00.

Dated at Bhisho, 13 FEBRUARY 2025.

Attorneys for Plaintiff(s): Bate Chubb & Dickson Inc., Suite 3, Norvia House, 34 Western Avenue, Vincent, East London. Tel: (043)7014500. Fax: -. Ref: Mr J Chambers/Leone/N331/MAT53030. -.

Case No: 1477/2024 DOCEX 52, GQEBERHA

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

In the matter between: Firstrand Bank Limited, Registration Number 1929/001225/06, Plaintiff and Xolile Goodman Makiy,a Identity Number: 680427 5693 0 8 2, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00, Acting Sheriff's office, 7 Mardray Court, 18 Baird Street, Kariega

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R100,000.00, to the highest bidder on 10 th day of April 2025 at 10:00 at the THE ACTING SHERIFF S OFFICE, UITENHAGE, 7 MARDRAY COURT, 18 BAIRD STREET, KARIEGA. ERF 21011 KWA NOBUHLE situate in the Nelson Mandela Bay Metropolitan Municipality, Division of UITENHAGE, Province of the Eastern Cape, in extent 271 SQUARE METRES Held under Deed of Transfer No. T.32256/2009 Situated at 14 NHANHANHA AVENUE, KWA NOBUHLE 3, KWA NOBUHLE, within the magisterial district of Nelson Mandela The Conditions of Sale will be read prior to the sale and may be inspected at the THE ACTING SHERIFF S OFFICE, UITENHAGE, 7 MARDRAY COURT, 18 BAIRD STREET, KARIEGA. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Lounge, Kitchen, 2 x Bedrooms, Bathroom, WC.

Dated at Ggeberha, 18 FEBRUARY 2025.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conynham Road, Greenacres, Ggeberha. Tel: 0413730664. Fax: - Ref: M KOEN/al/FIR152/1419. Minde Schapiro & Smith Inc.

> Case No: 1814/2019 **DOCEX 52, GQEBERHA**

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

In the matter between: Firstrand Bank Limited Registration Number 1929/001225/06, Plaintiff and Lewis Phillip Koen - Identity Number: 650522 5107 08 7, 1st Defendant and Sharon Ann Koen - Identity Number: 630220 0131 08 8, 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 12:00, Sheriff's Office Port Elizabeth North, Danellyn Building, 12 Theale Street, North End, Port Elizabeth

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R251,356.00, to the highest bidder on 11th day of April 2025 at 12:00 at the Office of the Sheriff of the High Court of South Africa Port Elizabeth North, Danellyn Building, 12 Theale Street, North End, Port Elizabeth. ERF 2076 PARSONS VLEI IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY DIVISION OF PORT ELIZABETH PROVINCE OF THE EASTERN CAPE, in extent 432 SQUARE METRES Held under Deed of Transfer No. T44291/1999 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND IN PARTICULAR TO THE RESTRICTION OF ALIENATION IN FAVOUR OF HUNTERS CLOSE HOMEOWNERS ASSOCIATION Situated at 42 HUNTERS AVENUE, PARSONSVLEI, PORT ELIZABETH, within the magisterial district of Nelson Mandela The Conditions of Sale will be read prior to the sale and may be inspected at the Office of the Sheriff of the High Court of South Africa Port Elizabeth North, Danellyn Building, 12 Theale Street, North End, Port Elizabeth. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Lounge, Kitchen, 2 x Bedrooms, Bathroom, WC, 1 x Garage.

Dated at Ggeberha, 18 FEBRUARY 2025.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conynham Road, Greenacres, Ggeberha. Tel: 0413730664. Fax: -. Ref: M KOEN/al/FIR152/0169. Minde Schapiro & Smith Inc.

> Case No: 2407/2021 **DOCEX 52. GOEBERHA**

No. 52395

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

In the matter between: Firstrand Bank Limited Registration Number: 1929/001225/06, Plaintiff and Khaya George Identity Number: 721122 5341 08 6 Zukiswa George Identity Number: 741114 0225 08 9, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 10:00, Magistrates Court, Cemetery Avenue, Keiskammahoek

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R240,383.35, to the highest bidder on 9 th day of April 2025 at 10:00 at the MAGISTRATE'S COURT, CEMETERY AVENUE, KEISKAMMAHOEK. Erf 591 Keiskammahoek, Amahlati Local Municipality, Division of King William's Town, Province of the Eastern Cape, in extent 474 Square Metres Held under Deed of Transfer No. T.5233/2013 Situated at 591 KEISKAMMAHOEK, KEISKAMMA, EASTERN CAPE, within the magisterial district of Keiskammahoek The Conditions of Sale will be read prior to the sale and may be inspected at the MAGISTRATE'S COURT, CEMETERY AVENUE, KEISKAMMAHOEK. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is quaranteed: Main dwelling: Lounge, Kitchen, 3 x Bedrooms, 2 x Bathrooms, 2 Toilets, Garage.

Dated at Ggeberha, 18 FEBRUARY 2025.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conynham Road, Greenacres, Ggeberha. Tel: 0413730664. Fax: - Ref: M KOEN/al/FIR152/1321. Minde Schapiro & Smith Inc.

> Case No: 3690/2021 **DOCEX 52, GQEBERHA**

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

In the matter between: Firstrand Bank Limited Registration Number 1929/001225/06, Plaintiff and Jacques Louis Briedenhann Identity Number: 7303195204087, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025. 14:00. Office of the Sheriff of the High Court PE South. 2 Cotton House Building, Corner of Albany Road & Govan Mbeki Avenue, Central, Port Elizabeth

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R1,220,450.65, to the highest bidder on 11th day of April 2025 at 14:00 at the Office of the Sheriff of the High Court PE South, 2 Cotton House Building, Corner of Albany Road & Goven Mbeki Avenue, Central, Port Elizabeth. ERF 1009 CHARLO IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY DIVISION OF PORT ELIZABETH PROVINCE OF EASTERN CAPE, in extent 1058 SQUARE METRES Held under Deed of Transfer No. T44407/2016 Situated at 23 Miles Avenue, Broadwood (Charlo), PORT ELIZABETH, within the magisterial district of Nelson Mandela The Conditions of Sale will be read prior to the sale and may be inspected at the Office of the Sheriff of the High Court PE South, 2 Cotton House Building, Corner of Albany Road & Goven Mbeki Avenue, Central , Port Elizabeth. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First

Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms:Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Entrance Hall, Lounge, Family room, Dining Room, Study, Kitchen, 4 x Bedrooms, Shower, 3 x WC, 3 x Garages, 1 x Carport, 2 x Servan rooms, Laundry, Storeroom, Bathroom/WC, Office, Braai.

Dated at Ggeberha, 18 FEBRUARY 2025.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conynham Road, Greenacres, Gqeberha. Tel: 0413730664. Fax: -. Ref: M Koen/amandalandman/FIR152/1164. Minde Schapiro & Smith Inc.

Case No: EL816/2021 DOCEX 52, GQEBERHA

IN THE HIGH COURT OF SOUTH AFRICA
((EASTERN CAPE DIVISION, EAST LONDON CIRCUIT COURT))

In the matter between: Firstrand Bank Limited, Registration Number: 1929/001225/06, Plaintiff and DULTON SONGEZILE KIVIET, Identity Number 850801 5740 08 1 - 1st Defendant, YOLANDA KIVIET, Identity Number 850814 0578 08 3 - 2nd Defendant and GOVERNOR GROUP CC, Registration Number 2010/069608/23 - 3rd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, Sheriff's offices, 75 Longfellow Street, Quigney, East London

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R1,857,784.42, to the highest bidder on 11 th day of April 2025 at 10:00 at the SHERIFF'S OFFICE, 75 LONGFELLOW STREET, OUIGNEY, EAST LONDON. ERF 235 BEACON BAY BUFFALO CITY METROPOLITAN MUNICIPALITY DIVISION OF EAST LONDON PROVINCE OF THE EASTERN CAPE, in extent 1983 square metres Held under Deed of Transfer No. T20532/2019 Situated at 13 ROCKLANDS ROAD, BEACON BAY, EAST LONDON, within the magisterial district of East London 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. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Entrance hall, Lounge, Family Room, Dining Room, Kitchen, Scullery, 4 x Bedrooms, 2 x Bathrooms, 2 x Showers, 2 x WC, 2 x Garages, 2 x Carports, Servants room, Bathroom/WC, Covered patio.

Dated at Gqeberha, 18 FEBRUARY 2025.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth. Tel: 0413730664. Fax: -. Ref: M KOEN/al/FIR152/1085. Minde Schapiro & Smith Inc.

Case No: 457/2024 Docex: 7, PORT ELIZABETH

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

In the matter between: NEDBANK LIMITED, Plaintiff and CEDRIC JONATHAN BRUINTJIES,
Defendant

No. 52395

NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 10:00, SHERIFF'S Ms N V SOGA, PORT ELIZABETH (GQEBERHA) WEST, OFFICE OF THE SHERIFF, 68 PERKINS STREET, NORTH END, GQEBERHA

In pursuance of a judgment dated 19 NOVEMBER 2024 of the above Honourable Court and an attachment in execution, the Defendants' property described below will be sold by the Sheriff Ms N V Soga of Ggeberha West, or the Deputy on duty, at the Sheriff's Office, 68 Perkins Street. North End. Gqeberha, on Friday, 11 APRIL 2025 at 10:00, by public auction:

ERF 10869 BETHELSDORP, IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, DIVISION OF PORT ELIZABETH, EASTERN CAPE PROVINCE; IN EXTENT 276 (TWO HUNDRED AND SEVENTY SIX) SOUARE METRES.

Situate at: 247 ESTERHUIZEN STREET. WEST END. BETHELSDORP. GOEBERHA. 6059.

Held by Deed of Transfer Number: T19291/2022, in the Magisterial District of Gqeberha.

Description of Property: this is a compact semi detached brick plastered under an asbestos roofed single storey dwelling with detached outbuildings to left side of main dwelling. A garage and perimeter enclosure. The property consists of 2 bedrooms, 1 bathroom, 1 kitchen and 1 living room. The description of the property is not guaranteed or warranted.

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

Terms: 10% deposit and Sheriff's charges of 6% of the proceeds of the sale which shall be paid by the Purchaser up to a price of R100,000.00 and thereafter 3,5% on R100,001.00 to R400,000.00 and 1.5% on the balance of the proceeds of the sale provided that the minimum amount payable shall be R3,000.00 plus VAT and the maximum R40,000.00, plus VAT, on the date of sale, the balance against transfer to be secured by a bank or bank quarantee, 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 on this 17 th day of FEBRUARY 2025

PAGDENS ATTORNEYS

Plaintiff's Attorneys

Pagdens Court, 18 Castle Hill

GOEBERHA

P O Box 132, GQEBERHA, 6000

(Tel: 041 502 7221)

(E-mail: madeleine@pagdens.co.za) (Ref: N0569/5958/Madeleine Greyling)

Dated at GQEBERHA, 17 FEBRUARY 2025.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Tel: 0415027224. Fax: 0415852239. Ref: Madeleine Greyling. N0569/5958.

AUCTION

Case No: 2981/2022 **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 APHIWOKUHLE OMEGA MALGAS (ID **NUMBER: 890217 5821 08 0) - EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 12:00, DANELLYN BUILDING, 12 THEALE STREET, NORTH END GQEBERHA

In execution of a judgement of the High Court of South Africa, Eastern Cape Division, Ggeberha in the above mentioned suit, a sale with reserve price of R139 373.90, will be held by the Sheriff, PORT ELIZABETH NORTH, at the Sheriff's auction room, DANELLYN BUILDING, 12 THEALE STREET, NORTH END GQEBERHA on FRIDAY the 11 TH APRIL 2025 at 12H00 of the undermentioned property of the Execution Debtor subject to the conditions of sale which are available for inspection at the offices of

the Sheriff, PORT ELIZABETH NORTH at DANELLYN BUILDING, 12 THEALE STREET, NORTH ENDduring office hours: ERF 1442 KWADWESI.IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY. DIVISION OF PORT ELIZABETH. PROVINCE OF THE EASTERN CAPE.IN THE EXTENT 481 (FOUR HUNDRED AND EIGHTY-ONE) SQUARE METRES. HELD BY DEED OF TRANSFER NUMBER T71621/2015.SUBJECT TO THE CONDITIONS THEREIN CONTAINED.MAGISTERIAL DISTRICT: NELSON MANDELA BAY. ALSO KNOWN AS: 31 MNYAMANZI STREET, KWADWESI, GQEBERHA (PORT ELIZABETH), EASTERN CAPE PROVINCE.Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: Main Dwelling: 3x Bedrooms, 1x Bathroom, 1x Toilet; 1x Lounge, 1x Kitchen; Flatlet: 2x Bedrooms; 2x Bathrooms. Consumer Protection Act 68 of 2008

Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloadFileAction?id=99961) (b) FICA-legislation - proof of identity and address particulars(c)Payment of a registration fee of R15 000.00 (d) Registration Conditions (e) Registration form to be completed before the Auction.The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale.The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale.The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions.Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer.Inspect conditions at THE SHERIFF PORT ELIZABETH NORTH'S OFFICE, at DANELLYN BUILDING, 12 THEALE STREET, NORTH END. TELEPHONE NUMBER: (041) 484-3960.

Dated at PRETORIA, 19 MARCH 2025.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC, BLOCK A, MENLYN WOODS OFFICE PARK, 1ST FLOOR, 291 SPRITE AVENUE, PRETORIA. Tel: 0123651887. Fax: -. Ref: M JONKER/JP/DG40353. -.

Case No: 196/2021 DOCEX 52, GQEBERHA

IN THE HIGH COURT OF SOUTH AFRICA ((EASTERN CAPE DIVISION, EAST LONDON CIRCUIT COURT))

In the matter between: Firstrand Bank Limited Registration Number: 1929/001225/06, Plaintiff and Wongalethu Sokutu Identity Number: 791228 5779 08 7, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 10:00, Mdantsane Magistrate's Court, 1 Mazaule Road, Mdantsane

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R78,072.73, to the highest bidder on 10 th day of April 2025 at 10:00 at the MDANTSANE MAGISTRATES COURT, 1 MAZAULE ROAD, MDANTSANE. Erf 530 Mdantsane Unit 6 situate in the Buffalo City Metropolitan Municipality, Division of East London, Province of the Eastern Cape, in extent 372 SQUARE METRES Held under Deed of Transfer No. T.2674/2010.Situated at 530 10th STREET, MDANTSANE, within the magisterial district of Mdantsane. The Conditions of Sale will be read prior to the sale and may be inspected at the MDANTSANE MAGISTRATES COURT, 1 MAZAULE ROAD, MDANTSANE. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Lounge, 2 Bedrooms, Kichen, Shower and WC.

Dated at Gqeberha, 18 FEBRUARY 2025.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth. Tel: 0413730664. Fax: -. Ref: M KOEN/al/FIR152/1603. Minde Schapiro & Smith Inc.

FREE STATE / VRYSTAAT

AUCTION

Case No: 6817/2023

3

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

In the matter between: CHANGING TIDES 17 (PTY) LTD N.O., Plaintiff and MOJABENG BOTLE INNOCENTIA RAMATLA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 10:00, SHERIFF'S OFFICE, 6A 3rd STREET, BLOEMFONTEIN

In pursuance of a judgment of the above Honourable Court granted on 28 July 2024 and a Writ of Execution subsequently issued, the following property will be sold in execution on 9 APRIL 2025 at 10:00 at the SHERIFF'S OFFICE, 6A 3 rd STREET, BLOEMFONTEIN

CERTAIN: a unit consisting of Section No 210 as shown and more fully described on the Sectional Plan SS 136/2005 in the scheme known as WILLOW GLEN, in respect of the land and building or buildings situate at , BLOEMFONTEIN, MANGAUNG METROPOLITAN MUNICIPALITY, of which section the floor section the floor area, according to the said sectional plan is 26 (Twenty 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

Also known as DOOR NO.218 (UNIT 210) WILLOW GLEN, FAURE AVENUE, WILLOWS, BLOEMFONTEIN, PROVINCE FREE STATE

ZONED FOR RESIDENTIAL PURPOSES

MEASURING: IN EXTENT 26 (Twenty Six) SQUARE METRES

HELD: By Deed of Transfer No. ST11953/2022

DESCRIPTION: A residential unit consisting of 1 BEDROOM, 1 BATHROOM, 1 KITCHEN AND 1 BALCONY

(OF WHICH IMPROVEMENTS NOTHING IS GUARANTEED)

The conditions of sale in execution can be inspected during office hours at the offices of the Sheriff for the High Court, BLOEMFONTEIN WEST.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF FOR THE HIGH COURT, 6A 3 rd STREET, 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 WEST, will conduct the sale with auctioneers CH DE WET and/or AJ KRUGER and/or TI KHAULI.

Advertising costs at current publication tariffs and sale costs according to court rules will apply. SIGNED at BLOEMFONTEIN on this 3 RD day of FEBRUARY 2025.

Dated at Bloemfontein, 10 MARCH 2025.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST, 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Tel: 051-50 50 200. Fax: 0862702024. Ref: MRS A LOTTERING/RLS028 E-mail: anri@mcintyre.co.za. 00000001.

AUCTION

Case No: 3547/2021 Docex: 97, Pretoria

IN THE HIGH COURT OF SOUTH AFRICA (Free State Division, Bloemfontein)

In the matter between: LAND AND AGRICULTURAL DEVELOPMENT BANK OF SOUTH AFRICA TRADING AS THE LAND BANK, Execution Creditor and JOHNNAH PHEONA BRIEKWA, ID: 6510240096083, Judgment Debtor

NOTICE OF SALE IN EXECUTION

09 APRIL 2025, 10:00, Sheriff Bloemfontein West, 6(A) Third Street, Arboretum, Bloemfontein

A sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, and further pursuant to orders granted by the above Honourable Court against the Judgment Debtor on respectively 18 January 2024 and 22 August 2024 in the above action. A sale in execution with a reserve price of R440 000.00 will be held by the Sheriff of the High Court, XHARIEP on WEDNESDAY, 9 APRIL 2025, at 10H00 at Sheriff Bloemfontein West's Office at 6(A) Third Street, Arboretum, Bloemfontein West, Free State Province of the undermentioned property of the Judgment Debtor to the highest bidder, on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection for FIFTEEN (15) days prior to the sale at the Sheriff's Office Bloemfontein West, at 6(A) Third Street, Arboretum, Bloemfontein West, Free State Province and at the Sheriff Xhariep, 12 Dawid Street, Trompburg, Free State Province.

Certain: Farm Bontebokvlakte 2437, District Bloemfontein, Free State Province

Measuring: 120,1158 (one hundred and twenty comma one one five eight) hectares and held by the Judgment Debtor in Terms of Deed of Transfer No. T15426/2011.

The Property Is Zoned As: Farm (Commercial)

The property is situated (60 km south of Bloemfontein) Farm Bontebokvlakte 2437, District Bloemfontein and is consisting of:

- ±50 hectares Dryland
- ±70.1 hectares Grazing

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.

Take further notice that:

- 1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
- 2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff for Xhariep at 12 Dawid Street, Trompsburg and Sheriff for Bloemfontein West at 6(A) Third Street, Arboretum, Bloemfontein West.
 - 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=999961)
 - b. FICA legislation i.r.o. proof of identity and address of particulars.
 - c. Payment of a Registration Fee in cash of EFT.
 - d. Registration conditions.

The office of the Sheriff for Xhariep will conduct the sale with auctioneers Ms N Radebe (Sheriff) and/or her Deputy Sheriff.

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

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, 28 FEBRUARY 2025.

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: MAT165942/E NIEMAND/ME. -.

AUCTION

Case No: 92/2023 92 BLOEMFONTEIN

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, REG NR: 1962/000738/06, Plaintiff and WINSTON HO HONG, IDENTITY NUMBER: 631030 5087 08 9, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY 09 APRIL 2025, 11:00, 366 STATE WAY, WELKOM

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Free State High Court, Bloemfontein) in the abovementioned suit, a sale will be held on 09th day of APRIL 2025 at 11:00 at 366 STATE WAY, WELKOM: ERF 5252 WELKOM (EXTENSION 4) DISTRICT WELKOM FREE STATE PROVINCE IN EXTENT 833 (EIGHT HUNDRED AND THIRTY THREE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T20961/2007 AND SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER SITUATE AT: 33 GOEDEHOOP CRESCENT, WELKOM EXT 22 THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed: 1 X LOUNGE 1 X TV ROOM 1 X KITCHEN 1 X WATER CLOSET 3 X BEDROOMS 1 X BATHROOM 1 X GARAGE 1 X STAFF OUARTERS ROOF TILES DEVILS FORK FENCING (NOTHING GUARANTEED) TERMS: 1, 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R30 000,00 (THIRTY THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) up to a maximum fee of R10 777.00 (TEN THOUSAND SEVEN HUNDRED AND SEVENTY SEVEN) minimum charges R542.00 (FIVE HUNDRED AND FOURTY TWO) TAKE FURTHER NOTICE THAT: 1. This is a sale in execution pursuant to a judgment obtained by the above court. 2. Rules of this execution will be available 24 hours before the auction at the office of Sheriff Welkom, 366 STATE WAY, WELKOM. 3. Registration as a buyer is required subject to certain conditions: 3.1 Directions of the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/view/DownloadFileAction?id=99961) 3.2 Fica legislation with regard to identity and address particulars 3.3 Payment of registration money 3.4 Registration conditions 4. The sale will be conducted at the office of Sheriff Welkom with auctioneers CP BROWN. 5. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at BLOEMFONTEIN, 17 JANUARY 2025.

Attorneys for Plaintiff(s): BOKWA ATTORNEYS, 121 PRESIDENT REITZ AVENUE, WESTDENE, BLOEMFONTEIN. Tel: 0514486369. Fax: 0514486319. Ref: S SMITH/cb/90000729. 90000729.

AUCTION

Case No: 2825/2022

Docex: 3

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

In the matter between: CHANGING TIDES 17 (PTY) LTD N.O., Plaintiff and MATENGTENG DOLPHUS MOHLABULA SIPHOKAZI PORTIA MOHLABULA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 APRIL 2025, 11:00, SHERIFF'S OFFICE, 366 STATE WAY, DOORN, WELKOM

In pursuance of a judgment of the above Honourable Court granted on 25 August 2022 and a Writ of Execution subsequently issued, the following property will be sold in execution on 16 April 2025 at 11:00 at the SHERIFF'S OFFICE, 366 STATE WAY, DOORN, WELKOM

CERTAIN: ERF 5818 WELKOM EXTENSION 6, DISTRICT WELKOM, PROVINCE FREE STATE, Also known as 4 JAMESON STREET, SEEMEEUPARK, WELKOM, PROVINCE FREE STATE

ZONED FOR RESIDENTIAL PURPOSES

Measuring 1 011 (One Thousand and Eleven) square metres

HELD: By Deed of Transfer T3510/2016

DESCRIPTION: A residential unit consisting of 3 BEDROOMS, 1 BATHROOM, 1 SEPARATE TOILET, 1 LOUNGE, 1 DINING ROOM, 1 LIVING ROOM, 1 STUDY, 1 KITCHEN, 1 SCULLERY & 1 GARAGE (OF WHICH IMPROVEMENTS NOTHING IS GUARANTEED)

The conditions of sale in execution can be inspected during office hours at the offices of the sheriff for the High Court, Welkom.

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, 366 STATE WAY, DOORN, WELKOM

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 of R15 000.00, refundable.
 - 4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, WELKOM, will conduct the sale with auctioneer CLAYTON PETER BROWN.

Advertising costs at current publication tariffs and sale costs according to court rules will apply. SIGNED at BLOEMFONTEIN on this 5 th day of February 2025.

Dated at Bloemfontein. 06 MARCH 2025.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST, 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Tel: 051-50 50 200. Fax: 0862702024. Ref: MRS A LOTTERING/RLA113 E-mail: anri@mcintyre.co.za. 0000001.

AUCTION

Case No: 1155/2024

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

IN THE MATTER BETWEEN: FIRSTRAND MORTGAGE COMPANY (RF) PTY LTD. Plaintiff and NARE MARCUS MOLEFE (ID: 890907 5886 089), 1st Defendant & ELISA RUT MABATLO (ID: 910330 0860 080), 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 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 7 November 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:- 9 April 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. 17 as shown and more fully described on Sectional Plan No. SS49/1985, in the scheme known as HILDA-JANE 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 76 (SEVENTY SIX) SQUARE METRES in extent; and
- (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER NUMBER

ST1019/2022 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

BETTER KNOWN AS UNIT 17 (DOOR 17) HILDA-JANE, 14 RAYMOND MHLABA STREET, NAVALSIG, BLOEMFONTEIN, PROVINCE FREE STATE

THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF: ENTRANCE HALL, LOUNGE, 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 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, 17 MARCH 2025.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Tel: 051-5056600. Fax: 051-4304806. Ref: D MÖLLER. MMM3532.

AUCTION

Case No: 3971/2023

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 THABO MOHAPI (ID NO: 910910 5855 084), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 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, 102 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 AI

KRUGER;

Advertising costs at current publication tariffs & sale costs according court rules will apply.

Dated at BLOEMFONTEIN, 17 MARCH 2025.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Tel: 051-5056600. Fax: 051-4304806. Ref: D MöLLER. MMM3513.

AUCTION

Case No: 1379/2022 DX 136, PRETORIA

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration Number: 2006/021576/07), Plaintiff and TSHEPISO KHALIENYANE Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, BLOEMFONTEIN WEST, 6(A) THIRD STREET, BLOEMFONTEIN

In terms of a judgment granted on 2 IUNE 2022 and 24 AUGUST 2023, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 9 APRIL 2025 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, BLOEMFONTEIN WEST, 6(A) THIRD STREET, BLOEMFONTEIN, subject to a reserve in the amount of R2 300 000,00 (TWO MILLION THREE HUNDRED THOUSAND RAND) DESCRIPTION OF PROPERTY CERTAIN: A Unit consisting of : (a) Section No. 1 as shown and more fully described on Sectional Plan No. SS12/2020, in the scheme known as JEDBURGH in respect of the land and building or buildings situated at BLOEMFONTEIN (EXTENSION 231) MANGAUNG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 350 (THREE 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 on the said sectional plan. HELD BY DEED OF TRANSFER ST6765/2020 SUBJECT TO SUCH CONDITIONS AS SET OUT THEREIN Street address: No. 1 Jedburgh, Wild Olive Estate, 2 Olea Drive, Bloemfontein MAGISTERIAL DISTRICT: BLOEMFONTEIN IMPROVEMENTS 4 x Bedrooms with built-in wooden cupboards and floor tiles, 3 x Bathrooms with floor and wall tiles, 1 x Kitchen with floor and wall tiles and built-in wooden cupboards, Scullery with floor and wall tiles, TV / Living Room with floor tiles, Dining Room with floor tiles, Lounge with floor tiles, Study with floor tiles, 2 x Garages The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning: Residential 1. TERMS The purchase price shall be paid as follows: 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guarantee within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, BLOEMFONTEIN WEST, 6(A) THIRD STREET, BLOEMFONTEIN. Registration as buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/DownloadFileAction? id=99961) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of a registration fee of R45 000,00. (d) Registration Conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 11 MARCH 2025.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 2nd Floor, Corobay Corner, Dallas Avenue, Menlyn Maine, Pretoria. Tel: (012) 321-1008. Fax: (012) 346-2239. Ref: FORECLOSURES / MAT13052 / TH. -.

AUCTION

177

Case No: 3547/2021 97, Pretoria

IN THE HIGH COURT OF SOUTH AFRICA (Free State Division, Bloemfontein)

In the matter between: LAND AND AGRICULTURAL DEVELOPMENT BANK OF SOUTH AFRICA TRADING AS THE LAND BANK, Execution Creditor and JOHNNAH PHEONA BRIEKWA, ID: 6510240096083, Judgment Debtor

NOTICE OF SALE IN EXECUTION

09 APRIL 2025, 10:00, Sheriff Bloemfontein West, 6(A) Third Street, Arboretum, **Bloemfontein**

A sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, and further pursuant to orders granted by the above Honourable Court against the Judgment Debtor on respectively 18 January 2024 and 22 August 2024 in the above action. A sale in execution with a reserve price of R530 000.00 will be held by the Sheriff of the High Court, XHARIEP on WEDNESDAY, 9 APRIL 2025, at 10H00 at Sheriff's Office Bloemfontein West at 6(A) Third Street, Arboretum, Bloemfontein West, Free State Province of the undermentioned property of the Judgment Debtor to the highest bidder, on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection for FIFTEEN (15) days prior to the sale at the Sheriff's Office Bloemfontein West, at 6(A) Third Street, Arboretum, Bloemfontein West, Free State Province and at the Sheriff Xhariep, 12 Dawid Street, Trompburg, Free State Province.

Certain: Farm Schoonvlakte 1037. District Fauresmith. Free State Province

Measuring: 152,6982 (one hundred and fifty-two comma six nine eight two) hectares and held by the ludgment Debtor in Terms of Deed of Transfer No. T699/2012.

The Property Is Zoned As: Farm (Commercial)

The property is situated (60 km south of Bloemfontein) Farm Schoonvlakte 1037, District Fauresmith and is consisting of:

- Dwelling (±260 m²)
- 2 Sheds (±100 m² and ±120 m² respectively)

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.

Take further notice that:

- 1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
- 2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff for Xhariep at 12 Dawid Street, Trompsburg.
 - 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=999961)

- b. FICA legislation i.r.o. proof of identity and address of particulars.
- c. Payment of a Registration Fee in cash of EFT.
- d. Registration conditions.

The office of the Sheriff for Xhariep will conduct the sale with auctioneers Ms N Radebe (Sheriff) and/or here Deputy Sheriff.

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

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, 28 FEBRUARY 2025.

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: MAT165942/E NIEMAND/ME. -.

KWAZULU-NATAL

AUCTION

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

In the matter between: The Standard Bank of South Africa Limited, Execution Creditor and Johannes Mzikawukhulelwa Mthiyane, First Execution Debtor, Nqobile Mthiyane, Second Execution Debtor, Sizo Mkhize, Third Execution Debtor and Evidence Nokuthula Mkhize, Fourth Execution Debtor

NOTICE OF SALE (The sale shall be subject to the terms and conditions of the High Court Act No. 59 of 1959 and the Consumer Protection Act No. 88 of 2008 and the Rule promulgated thereunder)

10 APRIL 2025, 09:00, at the office of the Sheriff for High Court, Pietermaritzburg, 20 Otto Street, Pietermaritzburg

TAKE NOTICE that in execution of a judgment by default in the above court, a sale in execution, will be held by the Sheriff for the High Court, Pietermaritzburg at the Sheriff's office, 20 Otto Street, Pietermaritzburg, on 10 April 2025 at 09H00, of the following immovable property, on conditions to be read out by the auctioneer at the time of the sale. A unit consisting of: -

- a. Section no. 3 as shown and more fully described on sectional plan no. SS811/07 in the scheme known as THABANG TERRACE in respect of land and building or buildings situate at Pietermaritzburg in the Msunduzi Municipality area of which section the floor area, according to the said sectional plan, is 28 (twenty eight) square metres in extent; and
- b. an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST 009137/08 ("the immovable property");

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

- 1. The property's physical address is: Flat 3, Thabang Terrace, 22/24 Langalibalele Street, Pietermaritzburg, KwaZulu-Natal (In the Magisterial District of uMgungundlovu);;
- 2. The improvements consist of: A secured Sectional Scheme. The complex is un der plaster and tile s consisting of a lounge, kitchen, 1 bedrooms and a bathroom;
 - 3. The town planning zoning of the property is: General Residential TAKE FURTHER NOTICE that:
- 1. This sale is a Sale In Execution pursuant to a judgment obtained in the above Honourable Court on 26 September 2024;
- 2. The property shall be sold by the Sheriff for the High Court, Pietermaritzburg, situated at 20 Otto Street, Pietermaritzburg, to the highest bidder, subject to a reserve price in the amount of R219 500.00;
- 3. The Rules of the auction are available 24 hours before the auction and may be inspected at the office of the Sheriff for High Court, Pietermaritzburg, 20 Otto Street, Pietermaritzburg,
 - 4. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
- a) In accordance with the Consumer Protection Act 68 of 2008 (http://www.info.gov.za/view/downloadfileAction?id=99961)
 - b) FICA-legislation in respect of proof of identity and address particulars;
 - c) Payment of a registration deposit of R15 000.00 in cash;
 - d) Registration conditions.
 - 5. The sale will be conducted by the Sheriff AM Mzimela and/or her Deputies as Auctioneers;
 - 6. Advertising costs at current publication rates and sale costs, according to court rules, apply;

Dated at Pietermaritzburg, 18 FEBRUARY 2025.

Attorneys for Plaintiff(s): Venns Attorneys, 30 Montrose Park Boulevard, Victoria Country Club Estate, Peter Brown Drive, Montrose, Pietermaritzburg. Tel: (033) 355 3120. Fax: (033) 342 3564. Ref: N Jooste/Seema/36239587. -.

AUCTION

Case No: D4904/2023 docex 27

Case No: 5126/2024

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

In the matter between: NEDBANK LIMITED, PLAINTIFF and KAMRAJ HARAKRAJ, Identity Number 700205 5245 08 7, FIRST DEFENDANT and ASHIKA NUNCOOMAR HARAKRAJ Identity Number 770511 0152 08 6, SECOND DEFENDANT

NOTICE OF SALE IN EXECUTION

14 APRIL 2025, 10h00, Sheriff Port Shepstone, 217A Mgazi Avenue, Umtentweni,

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 14 th April 2025 at 10H00, at THE SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE subject to a court reserve of R375,000.00: ERF 2836 MARBURG, REGISTRATION DIVISION ET, PROVINCE OF KWAZULU - NATAL, IN EXTENT 250 (TWO HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T17916/2010, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, PHYSICAL ADDRESS: 2836 DEEPVALE ROAD, MARBURG, ZONING: RESIDENTIAL (NOTHING GUARANTEED)IMPROVEMENTS: The following information is furnished but not guaranteed: MAIN BUILDING -CONCRETE STRUCTURE, TILED ROOF, DETACHED, PRECAST FENCING, CARPORT, SECURITY GATE, 3X BEDROOMS, 1X BATHROOM, 1X LOUNGE. 1X KITCHEN (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 guarantee issued by a financial institution approved by the execution creditor or its attorneys, which guarantee shall be delivered by the Purchaser to the Sheriff within ten (10) 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 purchaser may be taken possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff 17A Mgazi Avenue, Umtentweni . The office of the Sheriff for Port Shepstone will conduct the sale with auctioneer MAB MAHLANGU . 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 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, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE.STRAUSS DALY INC. MRS ADAMS/N0183/4491/VP.

Dated at UMHLANGA, 06 MARCH 2025.

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/N0183/4491/VP. STRAUSS DALY.

AUCTION

Case No: 6089/22P 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 VASHENDHRAN VERNON NAIDOO, RESPONDENT

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 09H00, AT THE SHERIFF OFFICE, 20 OTTO STREET, PIETERMARITZBURG

In terms of a judgment of the above Honourable Court, a sale in execution will be held on 10 TH day of APRIL 2025 at 09:00, at 20 OTTO STREET, PIETERMARITZBURG, to the highest bidder subject to a reserve price of R350 000.00: DESCRIPTION:ERF 694 LOTFIVE, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL. IN EXTENT 468 (FOUR HUNDRED AND SIXTY EIGHT) SQUARE METERS, HELD BY DEED OF TRANSFER NUMBER T24288/2016. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 32 MOOSA ROAD, ALLANDALE. MAGISTERIAL DISTRICT: UMGUNGUNDLOVU MAGISTERIAL DISTRICT. ZONING: RESIDENTIAL (Nothing is guaranteed herein) IMPROVEMENTS: 1

LOUNGE, 1 DINING ROOM, 1 KITCHEN, 3 BEDROOMS, 1 BATHROOMS, 1 BALCONY/PATIOS.(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 MARCH 2025.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK,UMHLANGA ROCKS. Tel: 031 5369700. Fax: 031 5369799. Ref: JJ/PC. MAT10341.

AUCTION

Case No: D4485/2019 252, Durban

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and S'BONISO DLUNGWANA SIPHOKAZI DABULA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 10:00, 18 SUZUKA ROAD, WESTMEAD, PINETOWN

KINDLY TAKE NOTICE THAT this sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court in the above matter on the 11 th DECEMBER 2019 and in execution of the Writ of Execution of Immovable Property issued on the 14 AUGUST 2024 the following immovable property will be sold by the Sheriff of the High Court for the district of PINETOWN on WEDNESDAY the 9 TH day of APRIL 2025 at 10:00 at 18 SUZUKA ROAD, WESTMEAD, PINETOWN to the highest bidder subject to a reserve price of R 350 517.54

A UNIT CONSISTING OF:

- (A) SECTION NO. 32 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS184/2008, IN THE SCHEME KNOWN AS MARIANN DALES IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT PINETOWN, IN ETHEKWINI MUNICIPALITY AREA 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 APPROTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN

HELD BY DEED OF TRANSFER NUMBER ST 23971/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

ZONING: Special Residential (not guaranteed)

MAGISTERIAL DISTRICT PINETOWN

The property is situated at UNIT 32, MARIANN DALES, 1 AMAND PLACE, PINETOWN, 3610and consists of:

Main Dwelling: 1 x Tile roof, 1 x brick wall, Street level house, 1 x electronic gate, 1 x covered carport

Main House: 1 tiled floor with carpets 2 \times bedroom with built-in cupboards, 1 \times bathroom, 1 \times separate toilet, 1 \times lounge, 1 \times kitchen

(in this respect, nothing is guaranteed)

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

The aforementioned property will be sold on the Condition of Sale, which conditions and rules of this auction and a full advertisement can be inspected 24 hours before the sale at the offices of the said Sheriff of the High Court for the district of Pinetown situated at 18 SUZUKA ROAD, WESTMEAD, PINETOWN for 15 days prior to the date of sale.

The Auction will be conducted by either N.B. Nxumalo or Mrs S. Raghoo.

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

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

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

- b. Fica -legislation: requirement proof of ID, residential address
- c. Payment of a registration of R15 000-00 in cash for immovable property
- d. Registration Conditions.

STRICT COVID-19 GOVERNMENT REGULATIONS APPLY. WE HAVE THE RIGHT TO DISALLOW PERSONS THAT DO NOT ADHERE TO REGULATIONS

Dated at DURBAN, 19 FEBRUARY 2025.

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: MAT107085/KZN. M NAIDOO.

AUCTION

Case No: D3806/2018 252, Durban

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and THABANI CEBEKHULU, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 10:00, SHERIFF'S OFFICE, V1030, BLOCK C, ROOM 4, UMLAZI

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 12 MAY 2022 and in execution of the Writ of Execution of Immovable Property issued on the 31 MAY 2023 the following immovable property will be sold by the Sheriff of the High Court for the district of UMLAZI on WEDNESDAY the 9 TH day of APRIL 2025 at 10H00 at the SHERIFF'S OFFICE, V1030, BLOCK C. ROOM 4, UMLAZI.

ERF 815 UMLAZI A, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 391 (THREE HUNDRED AND NINETY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T16696/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Residential (not guaranteed)

The property is situated at 142 SIHLE MOLI STREET, UMLAZI A, DURBAN / MAGISTERIAL DISTRICT UMLAZIand consists of:

IMPROVEMENTS:

Freestanding, block walls, tiled roof, tiled floors, dining room, 3 \times bedrooms, kitchen, 1 \times bathroom, 1 \times toilet, fenced, brick boundary, driveway.

(in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Sheriff of the High Court for the district of Umlazi situated at V1030 Block C, Room 4, Umlazi or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The Auction will be conducted by the office of the Sheriff for Umlazi with auctioneers NS Dlamini and/or MJ Parker, in terms of Section 2 of the Sheriffs Act 90 of 1986 as amended or the duly appointed Deputy

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

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

(http://www.info.gov.za/view/Download Files Action?id=9961)

- b. Fica -legislation: requirement proof of ID, residential address
- c. Payment of a registration of R15 000-00 (refundable) in cash for immovable property
- d. Registration Conditions.

Dated at DURBAN, 07 FEBRUARY 2025.

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: MAT103804/KZN. M NAIDOO.

AUCTION

Case No: 9742/2023P

PH46A

IN THE HIGH COURT OF SOUTH AFRICA (KWA-ZULU NATAL DIVISION, PIETERMARITZBURG)

In the matter between: FirstRand Bank Limited, ,Judgement Creditor and Jeremy Charles Melvin Gombert, 1st Judgement Debtor and Stephanie Gombert, 2nd Judgement Debtor

NOTICE OF SALE IN EXECUTION

16 APRIL 2025, 10:00, 18 Suzuka Road, Westmead, Pinetown

In Execution of a Judgment of the High Court of South Africa, (Kwa-Zulu Natal Division, Pietermaritzburg) in the abovementioned suit, the property shall be sold by the sheriff Pinetown to the highest bidder subject to a reserve price of R750 000.00 and will be held at 18 Suzuka Road, Westmead, Pinetown on 16 April 2025 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 18 Suzuka Road, Westmead, Pinetown, prior to the sale.

Certain:

Erf 1467 Pinetown Extension 29 Township, Registration Division F.T., Province of Kwa-Zulu Natal, being 16 Minorca Avenue, Pinetown Ext 29, Measuring: 2253 (Two Thousand Two Hundred and Fifty Three) square metres, Held under Deed of Transfer No. T22104/2019, Situated in the Magisterial District of Pinetown

ZONING - SPECIAL RESENTIAL (NOTHING GUARANTEED)

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

Main Building: Lounge, Dining Room, Study, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Shower, 2 WC's. Outside Buildings: 2 Garages, A Cottage consisting of: Lounge, Kitchen, 1 Bedroom, 1 Bathroom, 1

Sundries: None

Shower, 1 WC.

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

Take further note that:

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

The Rules of this auction and full advertisement is available 24 hours before the auction at the office of the Sheriff for Pinetown, 18 Suzuka Road, Westmead, Pinetown.

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

(a) Directive of the consumer protection act 68 of 2008

(URL http://www.info.gov.za/view/downloadfileaction?id-99961)

(b)FICA-legislation-proof of identity and address particulars

(c)Payment of a registration fee of R15 000.00 in cash.

(d)Registration conditions

The conditions of sale shall lie for inspection at the Sheriff Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior to the date of sale.

The office of the sheriff for Pinetown will conduct the sale with auctioneers N. B. Nxumalo and/or Mrs S. Raghoo.

Dated at Hammond Pole Majola Inc, Boksburg, 21 FEBRUARY 2025.

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: MAT453555/AF/RL. Hammond Pole Majola Inc, Boksburg.

AUCTION

183

Case No: 16356/23P Docex: 031 5369700

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

In the matter between: ABSA BANK LIMITED, FIRST APPLICANT and ABSA HOME LOANS GUARANTEE COMPANY (RF) PTY LTD, SECOND APPLICANT and VIVENDRAN THIMMANAH, FIRST RESPONDENT and ROSANNE GOVENDER, SECOND RESPONDENT

NOTICE OF SALE IN EXECUTION

08 APRIL 2025, 10H00, AT THE SHERIFF OFFICE, 91 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH

In terms of a judgment of the above Honourable Court, a sale in execution will be held on 8 TH APRIL 2025 at 10:00 at THE SHERIFF'S OFFICE, 91 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH to the highest bidder, SUBJECT TO THE RESERVE AMOUNT OF R550 000.00. DESCRIPTION: ERF 251 SHALLCROSS, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 372 (THREE HUNDRED AND SEVENTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T24899/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 14 MOUNT BLANC STREET, SHALLCROSS. MAGISTERIAL DISTRICT: ETHEKWINI THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: 1X LOUNGE, 1X KITCHEN, 3X BEDROOMS, 1X BATHROOM. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The full Conditions of Sale may be inspected at the Sheriff's Office at 91 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH, TAKE FURTHER NOTE THAT:1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an Order obtained in the above court. 2. The Rules of the Auction and full advertisement may be inspected at the Sheriff's Office at 91. Lenny Naidu Drive, Bayview, Chatsworth, 24 hours prior to the auction, 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008(URL http://www.info.gov.za/view/DownloadFileAction?id=99961)a)All bidders are required to present their Identity document together with their proof of residence for FICA compliance. b)All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 4. The auction will be conducted by the office of the Sheriff for CHATSWORTH with auctioneers L.T. HLOPHE and/or P. CHETTY and/or N.NXUMALO. 5.Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale.7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10.The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High & Magistrate's Court, CHATSWORTH, 91 Lenny Naidu Drive, Bayview, Chatsworth.11.Strict Covid-19 government regulations applies, we have the right to disallow persons that do not adhere to the regulations.12.Please further note that the individuals wanting to attend the auction must arrive for registration before 09H45 and that no person is allowed to enter the auction room after 09H45. 13.Any person bidding for a property on behalf of another person or body is required by law to produce such of body's written authorisation to do so. Such Power of Attorney is to be submitted in writing prior to starting the bid. When signing the Conditions of sale, the individual/representative must sign his name and particulars and state on whose behalf he purchased the property. Power of Attorneys will form part of the signed agreement of sale. If buying on behalf of another an Original Power of Attorney must be submitted before bidding starts. This Power of Attorney must inter alia contain. 13.1. The full names of name of the institution giving Power of Attorney, together with ID number of CK number, whichever is applicable, 13.2. The full address of the person/institution mentioned in point 1 above, 13.3. The full name and ID number of the person given the Power of Attorney Who will purchase at the auction on behalf of the principal, 13.4. The full address of the person mentioned in point 3 above, 13.5 The full description (Title deed) of the property on which the Power of Attorney may be exercised. 14. Please also ensure that the individual who will purchase at the auction on behalf of the principal produce his ID document at the Sale.

Dated at UMHLANGA ROCKS, 07 MARCH 2025.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel: 031 5369700. Fax: 031 5369799. Ref: IJ/PC. MAT16481.

AUCTION

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

Case No: D13572/2023

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and MHLABUNZIMA GOODMAN MAPHUMULO (Judgment Debtor)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 APRIL 2025, 12:00, at THE SHERIFF'S OFFICE, R102 UMNINI THUSONG SIZAKALA CENTRE, UMGABABA

In pursuance of a judgment granted by this Honourable Court on 21 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 UMBUMBULU at THE SHERIFF'S OFFICE, R102 UMNINI THUSONG SIZAKALA CENTRE, UMGABABA on WEDNESDAY, 16 APRIL 2025 at 12H00, to the highest bidder. Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, UMBUMBULU, R102 UMNINI THUSONG SIZAKALA CENTRE, UMGABABA during office hours, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution. The Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the below-mentioned immovable property. ERF 813 MAGABHENI A, REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL, IN EXTENT 527 (FIVE HUNDRED AND TWENTY SEVEN) SQUARE METRES, HELD BY DEED OF GRANT TG29171/03. SUBJECT TO THE CONDITIONS CONTAINED IN THE TITLE DEED. ALSO KNOWN AS 813 SIBHAKADA ROAD, MAGABHENI A, MAGABHENI, KWAZULU-NATAL. IMPROVEMENTS (not guaranteed): House is Fully Fenced, Tiled Roof, Tiled Floors, 2 Bedrooms, Lounge, Kitchen, Bathroom, Aluminium Windows and Burglar Guards. TAKE FURTHER NOTICE: 1. This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. 2. The Purchasers shall pay a deposit of 10% immediately on sale and the balance against transfer by a bank and furnish a guarantee for such payment issued by the bank concerned within 21 days of sale by a bank. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer, 5. Registration as a buyer is a pre-requisite subject to the following conditions, inter alia: 5.1 In accordance to the Consumer Protection Act 68 of 2008.(http://www.info.gov.za/view/DownloadfileAction?id=99961) 5.2 FICAlegislation: requirement of proof of ID and residential address and other. 5.3 All bidders are required to pay R15 000,00 in cash (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 5.4 Registration conditions.

Dated at CAPE TOWN, 27 FEBRUARY 2025.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Seventh Fourth, 56 Shortmarket Street, Cape Town. Tel: 021 529 7710. Fax: 021 529 7711. Ref: T Van der Spuy/mm/M30134. -.

AUCTION

Case No: 16426/22P Docex: 031 5369700

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

In the matter between: ABSA BANK LIMITED, FIRST APPLICANT and ABSA HOME LOANS GUARANTEE COMPANY(RF) (PROPRIETARY) LIMITED, SECOND APPLICANT and KELETSO NEMROTH PHIRI, FIRST RESPONDENT and ZELDA MAFEIYE SUZAN PHIRI, SECOND RESPONDENT

NOTICE OF SALE IN EXECUTION

No. 52395

14 APRIL 2025, 10H00, AT THE SHERIFF OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT **SHEPSTONE**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on 14 TH of APRIL 2025 at 10:00, or as soon as thereafter as conveniently possible, at SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE to the highest bidder, subject to a reserve price of R800 000.00. DESCRIPTION: A unit consisting of: - (a) Section Number 19 as shown and more fully described on Sectional Plan Number SS134/1981, in the scheme known as OCEAN GARDENS in respect of the land and building or buildings situated at RAMSGATE RAY NKONYENI LOCAL MUNICIPALITY, of which section the floor area according to the said sectional plan is EIGHTY (80) 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 ST4338/2020. PHYSICAL ADDRESS: UNIT 19 OCEAN GARDENS, 522 BIDSTONE ROAD, RAMSGATE. MAGISTERIAL DISTRICT: UGU MAGISTERIAL DISTRICT. THE PROPERTY IS ZONED: RESIDENTIAL IMPROVEMENTS: 1X ENTRANCE HALL, 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 2X BEDROOMS, 2 BATHROOMS, 1X SEPARATE TOILET. But nothing is guaranteed in respect thereof. 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 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, 17A Mgazi Avenue, Umtentweni, Port Shepstone. The auction will be conducted by the office of the Sheriff for Port Shepstone. 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 R15 000.00 in cash.
- D) Registration conditions. The full Conditions of Sale may be inspected at the SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE.

Dated at UMHLANGA ROCKS, 07 MARCH 2025.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel: 031 5369700. Fax: 031 5369799. Ref: |//PC. MAT12166.

AUCTION

Case No: KZNVML/RC291/21 **DOCEX NO.5 UMHLANGA**

IN THE MAGISTRATE'S COURT FOR (THE REGIONAL DIVISION OF INANDA HELD AT VERULAM)

In the matter between: NEDBANK LIMITED Execution Creditor and CLINTON MUZIWENKOSI ZWANE N.O. (in his capacity as duly appointed Executor in the Estate Late Bonakalisiwe Girlie Mngomezulu), 1st Execution Debtor and SIPHO SIMON MNGOMEZULU (the co-owner), **2nd Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, SHERIFF'S OFFICE, Unit 3, 1 Court Lane, Verulam.

PROPERTY DISCRIPTION

A unit ("the mortgage unit") consisting of :-

- (a) Section No. 272 as shown and more full described on Sectional Plan No. SS562/99, in the scheme known as REDBERRY PARK in respect of the land and building or buildings situate as DURBAN, ETHEKWINI MUNICIPALITY of which section the floor area, according to the sectional plan, is 44 (Forty-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 endorsed on the said sectional plan.

Held by DEED OF TRANSFER NO. T8809/2012

PHYSICAL ADDRESS: Unit 223 Redberry Park, 79 Ruston Place, Phoenix, KwaZulu-Natal (Magisterial District of EThekwini)

ZONING: Residential

IMPROVEMENTS: the property is a Single House with Block Walls under tiled roof Dwelling with Tiled Floors consisting of the following: $2 \times Bedrooms$; $1 \times Lounge$; $1 \times Kitchen - built-in cupboards$; $1 \times Full Bathroom$ (shower & bath) and Carport covered.

Nothing in this regard is guaranteed.

- 1. The sale is a sale in execution pursuant to a judgment contained in the above Court, and a Warrant of Execution issued thereafter, the above-mentioned immovable property will be sold to the highest bidder by the sheriff of the high court Inanda Area 1 at Unit no. 3, 1 Court Lane, Verulam on 11 April 2025 at 10h00am.
- 2. The Rules of this auction is available 24 hours prior to the auction at the Office of the Sheriff at Unit no. 3, 1 Court Lane, Verulam, KwaZulu-Natal.
 - 3. Registration as a buyer is a pre-requisite, subject to specific conditions, inter alia:
- (3.1) Directive 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
 - (3.2) (http://www.info.gov.za/view/downloadfileAction?id=99961)
 - (3.3) FICA-legislation i.r.o. Proof of Identity and address particulars.
 - (3.4) Payment of Registration deposit of R10 000.00 (refundable) in cash only.
 - (3.5) Registration of conditions
- (3.6) 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 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 and shall provide for the payment of the full balance and any such interest payable.
- 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.

The Office of the SHERIFF INANDA AREA 1 will conduct the sale with auctioneer, Mr TA Tembe.

The conditions of sale and rule of auction may be inspected at The Sheriff's Office, Unit 3, 1 Court Lane, Verulam.

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

Dated at LA LUCIA RIDGE, UMHLANGA, 12 MARCH 2025.

Attorneys for Plaintiff(s): GARLICKE & BOUSFIELD INC., 7 TORSVALE CRESCENT, LA LUCIA RIDGE OFFICE ESTATE, UMHLANGA ROCKS, 4320. Tel: 0315705433. Fax: 0315705307. Ref: BM/sz/L4033/18.

AUCTION

Case No: 17230/2023P 252, Durban

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and BOY JABULANI DUBE, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 09:00, The Sheriff's office, 20 Otto Street, Pietermaritzburg

KINDLY TAKE NOTICE THAT this sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court in the above matter on the 23 OCTOBER 2024 and in execution of the Writ of Execution of Immovable Property issued on the 15 NOVEMBER 2024, the following immovable property will be sold by the Acting Sheriff of the High Court for the district of PIETERMARITZBURG onTHURSDAY the 10 TH day of APRIL 2025 at 09:00 at THE SHERIFF'S OFFICE, 20 OTTO STREET, PIETERMARITZBURG

PORTION 1208 (OF 563) OF ERF 1692 PIETERMARITZBURG, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 214 (TWO HUNDRED AND FOURTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T36986/2013, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Residential (not guaranteed)

The property is situated at 66 WEAVER STREET, PIETERMARITZBURG (EASTWOOD) / MAGISTERIAL DISTRICT OF PIETERMARITZBURGand consists of:

Improvements: 1×1 lounge, 1×1 kitchen, 1×1 scullery, 3×1 bedrooms, 1×1 bathroom, 1×1 wash closet. The aforementioned property will be sold on the Condition of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Sheriff of the High

Case No: 14645/2017

Court for the district of Pietermaritzburg situated at 20 Otto Street, Pietermaritzburg 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 AM Mzimela the duly appointed Sheriff and/or her Deputies

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

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

(http://www.info.gov.za/view/Download Files Action?id=9961)

- b. Fica -legislation: requirement proof of ID, residential address
- c. Payment of a registration of R15 000-00 in cash for immovable property
- d. Registration Conditions.
- e. STRICT COVID-19 GOVERNMENT REGULATIONS APPLY. WE HAVE THE RIGHT TO DISALLOW PERSONS THAT DO NOT ADHERE TO REGULATIONS

Dated at DURBAN, 07 MARCH 2025.

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: MAT104301/KZN. M NAIDOO.

AUCTION

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

In the matter between: FirstRand Bank Limited, Execution Creditor and NTOMBIZODWA FELICITAS MABANGA, Execution Debtor

NOTICE OF SALE IN EXECUTION

22 APRIL 2025, 10:00, OFFICE OF THE SHERIFF FOR LOWER TUGELA, AT SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER KWA DUKUZA

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The property which, will be put up to auction on the 22 ND day of APRIL 2025 at 10h00 outside the OFFICE OF THE SHERIFF FOR LOWER TUGELA, AT SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET. STANGER, KWA DUKUZA consists of:

Property Description: ERF 2752 BALLITOVILLE, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 440 (FOUR HUNDRED AND FORTY) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T016993/08, SUBJECT TO THE CONDITIONS THEREIN CONTAINED(in the Magisterial District of KwaDukuza).

PHYSICAL ADDRESS: 14 SAN JOSE, SEAWOOD ESTATES, BALLITO

ZONING: RESIDENTIAL

IMPROVEMENTS (NOTHING GUARANTEED):

The following information is furnished but not guaranteed:

The property is improved, without anything warranted by a single story dwelling consisting of a main dwelling with: 3 bedrooms with built in cupboards; 1 en suite with tiles; 1 bathroom with a bathtub and tiled floors; 1 toilet with tiles; 1 dining room with tiled floors; 1 lounge with tiled floors; 1 kitchen with built in cupboards, 1 single garage, tarred driveway.

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 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 OFFICE OF THE SHERIFF FOR LOWER TUGELA AT 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 is available 24 hours before the auction at the office of OFFICE OF THE SHERIFF FOR LOWER TUGELA AT 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/DpwnloadFileAction?id=99961)
 - (b) FICA-legislation i.r.o proof of identity and address particulars:
 - (c) Payment of a registration fee of R10 000.00 in cash or bank guaranteed cheque;

(d) Registration conditions

The office of the Sheriff for Lower Tugela will conduct the sale with auctioneers R SINGH (Sheriff) AND/OR S REDDY AND/OR S DE WIT.

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

Dated at La Lucia, 20 FEBRUARY 2025.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Tel: 0313609700. Fax: -. Ref: KN/PH/KG/MAT1140. -.

AUCTION

Case No: 994/2020P

IN THE HIGH COURT OF SOUTH AFRICA

Docex: 11, PIETERMARITZBURG (KWAZULU-NATAL DIVISION, PIETERMARITZBURG)

In the matter between: NEDBANK LIMITED, Plaintiff and EQUAL CHANCE TRADING 69 CC (IN LIQUIDATION); AND STEFANUS CORNELIUS KLEINHAUS, 1st Defendant; AND SUSSANA CATHARINA PETRONELLA ANDRIESA KLEINHAUS, 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 13:15, 12 NOORDEND STREET, PIET RETIEF

In terms of a judgment granted on 25 May 2021 and an order of executability granted on 26 July 2024, in the above 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 10 April 2025 at 13:15 at the sheriff's office, Piet Retief, 12 Noordend Street, Piet Retief to the highest bidder (subject to reserve price at R2 600 000.00). The bidding process will be done physically at the Sheriff's offices as aforementioned.

DESCRIPTION OF PROPERTY

ERF 193 PONGOLA, REGISTRATION DIVISION HU, PROVINCE OF KWAZULU-NATAL

IN EXTENT 2 587 (TWO THOUSAND FIVE HUNDRED AND EIGHTY SEVEN) SOUARE METERS. HELD BY DEED OF TRANSFER T15075/1998, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Physical address: 193 Dr Jansen Street, Pongola, KwaZulu - Natal.

Magisterial District: Zululand.

Zoning: Residential

IMPROVEMENTS

The property is a single story plastered dwelling under a tiled roof consisting of four bedrooms, 2 ½ bathrooms, 1 kitchen, 1 x dining room, 2 x living rooms, 2 x carports, swimming pool, laundry, 2 x carports and 4 x double garages. The property has one granny flat with 3 bedrooms, 2 bathrooms, 1 x kitchen, 1 x dining room, 1 x living room with wooden floors, tiles and has build in cupboards. The property has one outside bathroom with laundry next to it. The main house has burglar bars on windows, tiled floors and build in cupboards. The property is in a good condition and situated in a good area.

Other: none.

(NOTHING GAURANTEED)

TAKE FURTHER NOTICE THAT:

- 1. The sale is a sale in execution pursuant to a judgment and order of executability 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 Piet Retief;
 - 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
- a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/view/ DownloadFileAction?id=99961):
 - b) FICA-legislation i.r.o proof of identity and address particulars;
 - c) Payment of a registration fee of R15 000.00 in cash;
 - d) Registration conditions.
 - 4. The office of the Sheriff for Piet Retief will conduct the sale with auctioneer Mrs. M.R. Galant;
 - 5. Advertising costs at current publication rates and sale costs according to court rules, apply;
- 6. 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 execution debtors for money owing to the execution creditor.

No. 52395

Case No: 599/2024

7. The full conditions of sale and rules of the auction may be inspected at the Sheriff's office at 12 Noordend Street, Piet Retief (072 129 8386).

Dated at Pietermaritzburg, 05 MARCH 2025.

Attorneys for Plaintiff(s): MASON INCORPORATED, SUITE 2, 3, 4 GROUND FLOOR, INVESTEC BUILDING, 1 LONGCREST WAY, VICTORIA COUNTRY CLUB OFFICE PARK, 170 PETER BROWN DRIVE, MONTROSE, PIETERMARITZBURG. Tel: 033 345 4230. Fax: 033342 6498. Ref: 002/N0026/0000017. -.

AUCTION

IN THE MAGISTRATE'S COURT FOR (THE DISTRICT OF UGU. HELD AT PORT SHEPSTONE)

IN THE MATTER BETWEEN: VILLA RELAX 2 BODY CORPORATE (SS NO: 6/1986) - APPLICANT and NICOLAAS MARTHINUS VAN DER MERWE N.O (Identity Number: 561104 5091 08 8) In his capacity as Executor for the Estate Late of MARIA GESINA VAN DER MERWE - FIRST RESPONDENT, RAY NKONYENI LOCAL MUNICIPALITY - SECOND RESPONDENT and STANDARD BANK LIMITED - THIRD RESPONDENT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

14 APRIL 2025, 10:00, Sheriff Port Shepstone, 17A Mgazi Avenue, Umtentweni, Port Shepstone

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of execution dated 22 November 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 PORT SHEPSTONE on the 14 April 2025 at 10h00 at THE SHERIFF'S OFFICE, NO. 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE or as soon as reasonably possible thereafter.

THE PROPERTY: UNIT 12, in the sectional title scheme known asVILLA RELAX 2 BODY CORPORATE, with scheme number6/1986, held by the Execution Debtor under Sectional Title DeedST6575/2011, which is better known asUNIT 12 VILLA RELAX 2 BODY CORPORATE, 22 LAWENSKI DRIVE, MARGATE, 4275, in the Ray Nkonyeni Local Municipality of which section the floor area, according to the sectional title plan is 124 (ONE HUNDRED AND TWENTY FOUR) square meters in extent.

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

As aforementioned, the property is held by Deed of Transfer ST6575/2011.

THE PROPERTY IS ALSO KNOWN AS: UNIT 12 VILLA RELAX 2 BODY CORPORATE, 22 LAWENSKI DRIVE, MARGATE, 4275.

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

The property consists of: UNKNOWN.

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 PORT SHEPSTONE, within 10 (Ten) 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 PORT SHEPSTONE

Dated at ROODEPOORT, 07 MARCH 2025.

Attorneys for Plaintiff(s): Heerschop Pienaar Attorneys C/O Van Zyl Retief Attorneys, Block A, Ground Floor, Clearview Office Park, 77 Wilhelmina Avenue, Allen's Nek, Roodepoort, 1709. Tel: (011) 763 3050. Fax: -. Ref: VO/rc/VRBC/0002. -.

AUCTION

IN THE MAGISTRATE'S COURT FOR (DISTRICT OF UGU HELD AT PORT SHEPSTONE)

Case No: 1770/2023

IN THE MATTER BETWEEN: ATHLONE HEIGHTS BODY CORPORATE - APPLICANT and SAMKELISIWE PRECIOUS ZONDI (ID Number: 920318 0837 08 1) - FIRST RESPONDENT, RAY NKONYENI LOCAL MUNICIPALITY - SECOND RESPONDENT and SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED - THIRD RESONDENT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

14 APRIL 2025, 10:00, SHERIFF PORT SHEPSTONE, NO.17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of execution dated01 October 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 PORT SHEPSTONE on the 14 April 2025 at 10h00 or as soon as reasonably possible thereafter.

THE PROPERTY:

UNIT 21 , in the sectional title scheme known asATHLONE HEIGHTS , with scheme number 52/1997, held by the Execution Debtor under Sectional Title DeedST343/2019 , which is better known asUNIT 21 ATHLONE HEIGHTS BC, 30 ATHLONE DRIVE, PORT SHEPSTONE , in the PORT SHEPSTONE LOCAL COUNCIL of which section the floor area, according to the sectional title plan is 91 (NINETY ONE) square meters in extent.

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

As aforementioned, the property is held by Deed of Transfer ST343/2019.

THE PROPERTY IS ALSO KNOWN AS: UNIT 21 ATHLONE HEIGHTS BC, 30 ATHLONE DRIVE, PORT SHEPSTONE

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

The property consists of: UNKNOWN

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 PORT SHEPSTONE, within 10 (TEN) 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 PORT SHEPSTONE.

Dated at ROODEPOORT. 11 MARCH 2025.

Attorneys for Plaintiff(s): HP Inc Attorneys, CLEAR VIEW OFFICE PARK, BLOCK A, GROUND FLOOR, 77 WILHELMINA AVENUE, 1709. Tel: (011) 763 3050. Fax: -. Ref: ATH1/0010/VO/cl. -.

AUCTION

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

Case No: 1186/2023P

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and CLYDE GOVENDER (IDENTITY NUMBER: 950820 5047 08 0), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 APRIL 2025, 10:00, Sheriff of the High Court Pinetown at 18 Suzuka Road, Westmead, Pinetown

In pursuance of a judgment and warrant granted on 22 August 2023in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 16 April 2025at 10:00 by the Sheriff of the High Court Pinetownat 18 Suzuka Road, Westmead, Pinetown to the highest bidder subject to a reserve price of R1 120 000.00:-PORTION 11 (OF 1) OF ERF 2388 QUEENSBURGH REGISTRATION DIVISION F.T., PROVINCE OF KWA-ZULU NATAL IN EXTENT 1 000 (ONE THOUSAND) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T4512/2022 SUBJECT TO THE CONDITIONS THEREIN CONTAINED(Situated in the Magisterial District of eThekwini and according to the Local Authority, better known as 20 Booysen Road, Moseley, Queensburgh, 4093, and hereinafter referred to as "the Mortgaged Property".) 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

Case No: 10197/2023P

shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: Main Dwelling: 1 x Lounge; 1 x Dining Room; 1 x Kitchen; 3 x Bedrooms; 2 x Bathrooms; Dwelling 2: 3 x Bedrooms; 1 x Bathroom; 1 x Kitchen; and 1 x Lounge. DWELLING CONSISTS OF: RESIDENTIAL. The full conditions may be inspected at the offices of the Sheriff of the High Court Pinetownat 18 Suzuka Road, Westmead, Pinetown from 15 days prior to sale. The rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff Pinetown. This is a sale in execution pursuant to a judgment obtained in the above court. Take further notice that: 1 Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloadFileAction? id=99961) b) FICA legislation 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 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 court rules apply. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za , REF. BF/WE/IC000856

Dated at Pretoria, 10 MARCH 2025.

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/IC000856. -.

AUCTION

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

In the matter between: The Standard Bank of South Africa Limited, Execution Creditor and Phutheho Abednigo Moabi, First Execution Debtor and Dineo Violet Moabi, Second Execution Debtor

NOTICE OF SALE (The sale shall be subject to the terms and conditions of the High Court Act No. 59 of 1959 and the Consumer Protection Act No. 88 of 2008 and the Rule promulgated thereunder)

10 APRIL 2025, 09:00, at the office of the Sheriff for High Court, Pietermaritzburg, 20 Otto Street, Pietermaritzburg

TAKE NOTICE that in execution of a judgment by default in the above court, a sale in execution, will be held by the Sheriff for the High Court, Pietermaritzburg at the Sheriff's office, 20 Otto Street, Pietermaritzburg, on 10 April 2025 at 09H00, of the following immovable property, on conditions to be read out by the auctioneer at the time of the sale A unit consisting of: -

a.Section No. 9 as shown and more fully described on Sectional Plan No. SS120/2013, in the scheme known as STREATHAM HILL in respect of the land and building or buildings situate at PIETERMARITZBURG in the MSUNDUZI MUNICIPALITY area of which section the floor area, according to the said sectional plan, is 120 (ONE HUNDRED AND TWENTY) 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 endorse on the said sectional plan. Held by Deed of Transfer No: ST026197/2014 ("the immovable property");

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

- 1. The property's physical address is: 9 Streatham Hill Complex, 59A Grimthorpe Ave, Lincoln Meade, Pietermaritzburg, KwaZulu-Natal (In the Magisterial District of uMgungundlovu);;
- 2. The improvements consist of: A face brick dwelling under tile consisting of a lounge, kitchen, 3 bedrooms and a 2 bathrooms, electric gate, paving and pre-cast wall;
 - 3. The town planning zoning of the property is: General Residential TAKE FURTHER NOTICE that:
- 1. This sale is a Sale In Execution pursuant to a judgment obtained in the above Honourable Court on 24 October 2024 and 16 January 2025;
- 2. The property shall be sold by the Sheriff for the High Court, Pietermaritzburg, situated at 20 Otto Street, Pietermaritzburg, to the highest bidder, subject to a reserve price in the amount of R700 000.00:
- 3. The Rules of the auction are available 24 hours before the auction and may be inspected at the office of the Sheriff for High Court, Pietermaritzburg, 20 Otto Street, Pietermaritzburg,

- 4. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
- a) In accordance with the Consumer Protection Act 68 of 2008 (http://www.info.gov.za/view/downloadfileAction?id=99961)
 - b) FICA-legislation in respect of proof of identity and address particulars;
 - c) Payment of a registration deposit of R15 000.00 in cash;
 - d) Registration conditions.
 - 5. The sale will be conducted by the Sheriff AM Mzimela and/or her Deputies as Auctioneers;
 - 6. Advertising costs at current publication rates and sale costs, according to court rules, apply;

Dated at Pietermaritzburg, 18 FEBRUARY 2025.

Attorneys for Plaintiff(s): Venns Attorneys, 30 Montrose Park Boulevard, Victoria Country Club Estate, Peter Brown Drive, Montrose, Pietermaritzburg. Tel: (033) 355 3120. Fax: (033) 342 3564. Ref: N Jooste/Seema/36239587. -.

AUCTION

Case No: 5693/22P 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 JABULANI MBANJWA, Defendant

NOTICE OF SALE IN EXECUTION

10 APRIL 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 10th April 2025 at 09h00 at 20 Otto Street, Pietermaritzburg,

Description of property:

(a)Section no. 21 as shown and more fully described on the Sectional Plan SS393/2009 in the scheme known as RIVERSEND RESIDENTIAL ESTATE, in respect of the land and building or buildings.

scheme known as RIVERSEND RESIDENTIAL ESTATE, in respect of the land and building or buildings situate at PIETERMARITZBURG, in the MSUNDUZI MUNICIPALITY area, of which section the floor area, according to the said sectional plan, is 65 (Sixty Five) SQUARE METERS in extent; and

and undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional plan; and HELD BY Deed of Transfer No. ST10287/17 ("the immovable property")

Street address: Unit 121, Riversend Residential Estate, 70 Connor Road, Chase Valley, Pietermaritzburg, KwaZulu-Natal.

Improvements: It is a single storey brick simplex with corrugated iron roof and aluminium windows with ceramic tiled flooring consisting of: 1 Lounge; 1 Dining Room; 1 Kitchen; 2 Bedrooms; 2 Bathrooms; Boundary Wall; Automated Gates.

Zoning: Residential area (In the Magisterial District of Pietermaritzburg)

Nothing in the above is guaranteed.

Material conditions of sale: The Purchaser shall pay to the Sheriff a deposit of ten 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, thereafter approved by the Execution Creditor of his Attorney, and shall be furnished to the Sheriff of the High Court, Pietermaritzburg, 20 Otto Street, Pietermaritzburg, (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 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:

- (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://info.gov.za/view/ DownloadFileAction?id=99961);
 - (b) Fica legislation in respect of proof of identity and address particulars;
 - (c) Payment of registration deposit of R15 000.00 in cash;
 - (d) 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, 05 MARCH 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: A A van Lingen/jl/08S398530. -.

AUCTION

Case No: 994/2020P

IN THE HIGH COURT OF SOUTH AFRICA

Docex: 11, PIETERMARITZBURG (KWAZULU-NATAL DIVISION, PIETERMARITZBURG)

In the matter between: NEDBANK LIMITED, Plaintiff and EQUAL CHANCE TRADING 69 CC (IN LIQUIDATION), 1st Defendant, STEFANUS CORNELIUS KLEINHAUS, 2nd Defendant and SUSSANA CATHARINA PETRONELLA ANDRIESA KLEINHAUS. 4th Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 13:15, 12 NOORDEND STREET, PIET RETIEF

In terms of a judgment granted on 25 May 2021 and an order of executability granted on 26 July 2024, in the above 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 10 April 2025 at 13:15 at the sheriff's office, Piet Retief, 12 Noordend Street, Piet Retief to the highest bidder (subject to reserve price at R2 600 000.00). The bidding process will be done physically at the Sheriff's offices as aforementioned.

DESCRIPTION OF PROPERTY: ERF 193 PONGOLA REGISTRATION DIVISION HU, PROVINCE OF KWAZULU-NATAL

IN EXTENT 2 587 (TWO THOUSAND FIVE HUNDRED AND EIGHTY SEVEN) SQUARE METERS

HELD BY DEED OF TRANSFER T15075/1998

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Physical address: 193 Dr Jansen Street, Pongola, KwaZulu - Natal.

Magisterial District: Zululand.

Zoning: Residential **IMPROVEMENTS**

The property is a single story plastered dwelling under a tiled roof consisting of four bedrooms, 2 ½ bathrooms, 1 kitchen, 1 x dining room, 2 x living rooms, 2 x carports, swimming pool, laundry, 2 x carports and 4 x double garages. The property has one granny flat with 3 bedrooms, 2 bathrooms, 1 x kitchen, 1 x dining room, 1 x living room with wooden floors, tiles and has build in cupboards. The property has one outside bathroom with laundry next to it. The main house has burglar bars on windows, tiled floors and build in cupboards. The property is in a good condition and situated in a good area.

Other: none.

(NOTHING GAURANTEED)

TAKE FURTHER NOTICE THAT:

- 1. The sale is a sale in execution pursuant to a judgment and order of executability 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 Piet Retief:
 - 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
- a) Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/ DownloadFileAction?id=99961);
 - b) FICA-legislation i.r.o proof of identity and address particulars;
 - c) Payment of a registration fee of R15 000.00 in cash;
 - d) Registration conditions.

- 4. The office of the Sheriff for Piet Retief will conduct the sale with auctioneer Mrs. M.R. Galant:
- 5. Advertising costs at current publication rates and sale costs according to court rules, apply;
- 6. 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 execution debtors for money owing to the execution creditor.
- 7. The full conditions of sale and rules of the auction may be inspected at the Sheriff's office at 12 Noordend Street, Piet Retief (072 129 8386).

Dated at Pietermaritzburg, 05 MARCH 2025.

Attorneys for Plaintiff(s): MASON INCORPORATED, SUITE 2, 3, 4 GROUND FLOOR, INVESTEC BUILDING, 1 LONGCREST WAY, VICTORIA COUNTRY CLUB OFFICE PARK, 170 PETER BROWN DRIVE, MONTROSE, PIETERMARITZBURG. Tel: 033 345 4230. Fax: 033342 6498. Ref: 002/N0026/0000017. -.

AUCTION

Case No: 994/2020P 11, PIETERMARITZBURG

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

In the matter between: NEDBANK LIMITED, Plaintiff and EQUAL CHANCE TRADING 69 CC (IN LIQUIDATION), 1st Defendant, STEFANUS CORNELIUS KLEINHAUS, 2nd Defendant, 3rd Defendant and SUSSANA CATHARINA PETRONELLA ANDRIESA KLEINHAUS, 4th Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 13:15, 12 NOORDEND STREET, PIET RETIEF

In terms of a judgment granted on 25 May 2021 and an order of executability granted on 26 July 2024, in the above 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 10 April 2025 at 13:15 at the sheriff's office, Piet Retief, 12 Noordend Street, Piet Retief to the highest bidder (subject to reserve price at R2 600 000.00). The bidding process will be done physically at the Sheriff's offices as aforementioned.

DESCRIPTION OF PROPERTY

ERF 193 PONGOLA, REGISTRATION DIVISION HU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 2 587 (TWO THOUSAND FIVE HUNDRED AND EIGHTY SEVEN) SQUARE METERS, HELD BY DEED OF TRANSFER T15075/1998, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Physical address: 193 Dr Jansen Street, Pongola, KwaZulu - Natal.

Magisterial District : Zululand.

Zoning : Residential IMPROVEMENTS

The property is a single story plastered dwelling under a tiled roof consisting of four bedrooms, 2 $\frac{1}{2}$ bathrooms, 1 kitchen, 1 x dining room, 2 x living rooms, 2 x carports, swimming pool, laundry, 2 x carports and 4 x double garages. The property has one granny flat with 3 bedrooms, 2 bathrooms, 1 x kitchen, 1 x dining room, 1 x living room with wooden floors, tiles and has build in cupboards. The property has one outside bathroom with laundry next to it. The main house has burglar bars on windows, tiled floors and build in cupboards. The property is in a good condition and situated in a good area.

Other: none.

(NOTHING GAURANTEED)

TAKE FURTHER NOTICE THAT:

- 1. The sale is a sale in execution pursuant to a judgment and order of executability 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 Piet Retief;
 - 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
 - a) Directive of the Consumer Protection Act 68 of 2008
 - (URL http://www.info.gov.za/view/DownloadFileAction?id=99961);
 - b) FICA-legislation i.r.o proof of identity and address particulars;
 - c) Payment of a registration fee of R15 000.00 in cash;
 - d) Registration conditions.
 - 4. The office of the Sheriff for Piet Retief will conduct the sale with auctioneer Mrs. M.R. Galant;
 - 5. Advertising costs at current publication rates and sale costs according to court rules, apply;

- 6. 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 execution debtors for money owing to the execution creditor.
- 7. The full conditions of sale and rules of the auction may be inspected at the Sheriff's office at 12 Noordend Street, Piet Retief (072 129 8386).

Dated at Pietermaritzburg, 05 MARCH 2025.

Attorneys for Plaintiff(s): MASON INCORPORATED, SUITE 2, 3, 4 GROUND FLOOR, INVESTEC BUILDING, 1 LONGCREST WAY, VICTORIA COUNTRY CLUB OFFICE PARK, 170 PETER BROWN DRIVE, MONTROSE, PIETERMARITZBURG. Tel: 033 345 4230. Fax: 033342 6498. Ref: 002/N0026/0000017. -.

AUCTION

Case No: D12800/2022

DOCEX 27

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

In the matter between: FIRSTRAND BANK LIMITED, Registration Number: 1929/001225/06, 1st Execution Debtor and BRENNEN GOVENDER, IDENTITY NUMBER: 831017 5035 08 3, FIRST DEFENDANT and TAMAINE GOVENDER, IDENTITY NUMBER: 860523 0174 08 6, SECOND DEFENDANT

NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 10:00, SHERIFF INANDA AREA 1, HIGHER AND LOWER COURTS, UNIT NO 3, 1 COURT LANE, VERULAM

AUCTION NOTICE OF SALE

IN THE HIGH COURT OF SOUTH AFRICA, KWAZULU NATAL LOCAL DIVISOIN, DURBAN, CASE NUMBER: D12800/2022, FIRSTRAND BANK LIMITED / BRENNEN GOVENDER, IDENTITY NUMBER: 831017 5035 08 3, and TAMAINE GOVENDER, IDENTITY NUMBER: 860523 0174 08 6, 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 on11 TH of April 2025 at10H00 at HIGHER AND LOWER COURTS, UNIT NO 3, 1 COURT LANE, VERULAM, to the highest bidder subject to the court reserve price of R407 000.00, in accordance with the Consumer Protection Act 68 of 2008, as amended, namely, CERTAIN: ERF 1088 BROOKDALE, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 289 (TWO HUNDRED AND EIGHT-NINE) SQUARE METERS, HELD BY DEED OF TRANSFER NO.T18956/2019, SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED, MAGISTERIAL DISTRICT OF VERULAM AREA 1. The property is improved, without anything warranted by: The property is situated at 96 WATTLEBROOK CRESCENT, BROOKDALE, PHOENIX and A dwelling comprising of - Outer building: Tiled roof and plastered walls. Main House: Tiled floor with x3 bedrooms (x2 with built-in cupboards), x1 bathroom, x1 ensuite bathroom, x1 lounge, x1 kitchen with built in cupboards. Other: Fenced with electronic gates and tared driveway and yard. ZONING: General residential (Nothing in this regard is guaranteed). Physical address96 WATTLEBROOK CRESCENT, BROOKDALE, PHOENIX Residential (Nothing Guaranteed) the material terms are 10% deposit, of the purchase price in cash or by EFT on the day of the sale, balance payable on transfer, guarantees within 21 days 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 date of occupation to date of transfer. Only Registered Bidders will be allowed into the Auction Room. The Rules of this auction and a full advertisement is available 24 hours before the auction at the SHERIFF at UNIT NO 3, 1 COURT LANE, VERULAM, KWAZULU-NATAL, and online on the Sherifflnanda area 1 atUNIT NO 3, 1 COURT LANE, VERULAM, KWAZULU-NATAL portfolio on www.onlineauctions.africa . The office of theSHERIFF atUNIT NO 3, 1 COURT LANE, VERULAM, KWAZULU-NATAL. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a prerequisite subject to specific conditions, inter alia:

- 1) Directive of 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) (URL http://www.info.gov.za/view/DownloadfileAction?id=99961
 - 3) Fica legislation i.r.o. proof of identity and address particulars
 - 4) Payment of Registration deposit of R10 000-00 in cash only.
 - 5) Registration of Conditions

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 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 and shall provide for the payment of the full balance and any such interest payable.

7) Advertising costs at current publication rates and sale costs according to Court Rules apply.

The Office of the SHERIFF INANDA AREA 1, will conduct the sale with auctioneer, MR T A TEMBE. The full Conditions can be inspected at the SHERIFF INANDA AREA 1 at UNIT 3, 1 COURT LANE, VERULAM. KWAZULU-NATAL

prior to the date of sale.FIR93/1381/SCHETTY.

Dated at Umhlanga, 03 MARCH 2025.

Attorneys for Plaintiff(s): Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Tel: 031-5705600. Fax: 031 570 5796. Ref: FIR93/1381/SCHETTY. Thobani Mthembu.

AUCTION

Case No: 1770/2023

IN THE MAGISTRATE'S COURT FOR (DISTRICT OF UGU HELD AT PORT SHEPSTONE)

IN THE MATTER BETWEEN: ATHLONE HEIGHTS BODY CORPORATE - APPLICANT, and SAMKELISIWE PRECIOUS ZONDI (ID Number: 920318 0837 08 1) - FIRST RESPONDENT; RAY NKONYENI LOCAL MUNICIPALITY - SECOND RESPONDENT; and SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED - THIRD RESONDENT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

14 APRIL 2025, 10:00, SHERIFF PORT SHEPSTONE, NO.17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of execution dated01 October 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 PORT SHEPSTONE on the 14 April 2025 at 10h00 or as soon as reasonably possible thereafter.

THE PROPERTY:

UNIT 21 , in the sectional title scheme known asATHLONE HEIGHTS , with scheme number 52/1997, held by the Execution Debtor under Sectional Title DeedST343/2019 , which is better known asUNIT 21 ATHLONE HEIGHTS BC, 30 ATHLONE DRIVE, PORT SHEPSTONE , in the PORT SHEPSTONE LOCAL COUNCIL of which section the floor area, according to the sectional title plan is 91 (NINETY ONE) square meters in extent.

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

As aforementioned, the property is held by Deed of Transfer ST343/2019.

THE PROPERTY IS ALSO KNOWN AS: UNIT 21 ATHLONE HEIGHTS BC, 30 ATHLONE DRIVE, PORT SHEPSTONE .

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

The property consists of: UNKNOWN

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 PORT SHEPSTONE, within 10 (TEN) 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 PORT SHEPSTONE.

Dated at ROODEPOORT, 06 FEBRUARY 2025.

Attorneys for Plaintiff(s): HP Inc Attorneys, CLEAR VIEW OFFICE PARK, BLOCK A, GROUND FLOOR, 77 WILHELMINA AVENUE, 1709. Tel: (011) 763 3050. Fax: -. Ref: ATH1/0010/VO/cl. -.

LIMPOPO

AUCTION

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

Case No: 3885/2023

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration No: 2006/021576/07) Execution Creditor/Plaintiff and CHRISTINA ROSELINE MATSAPOLA (Identity Number: 590928 0643 081), First Execution Debtor/Defendant and RACHAEL RAMAABELE MATHEBA (Identity Number: 870227 0384 087), Second Execution Debtor/Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 10:00, SHERIFF POLOKWANE at THE SHERIFF'S OFFICE, 66 PLATINUM STREET, LADINE, POLOKWANE

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 30th day of APRIL 2024 respectively in terms of which the following property will be sold in execution on 09th day of APRIL 2025 at 10H00 by the SHERIFF POLOKWANE at THE SHERIFF'S OFFICE, 66 PLATINUM STREET, LADINE, POLOKWANE to the highest bidder with reserve R700,000.00 A unit consisting of ERF 6785 PIETERSBURG EXTENSION 29 TOWNSHIP REGISTRATION DIVISION L.S. LIMPOPO PROVINCE IN EXTENT 434 (FOUR HUNDRED AND THIRTY FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T86489/2015 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ("The Property") ALSO KNOWN AS: 2 HAKE AVENUE, POLOKWANE EXTENSION 29, POLOKWANE DOMICILIUM ADDRESS: HOUSE 417 ZONE 1 SESHEGO ZONE 1 The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, 4X BEDROOMS, 3X BATHROOMS (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 POLOKWANE. The office of the SHERIFF POLOKWANE will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (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 R15 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF POLOKWANE at THE SHERIFF'S OFFICE, 66 PLATINUM STREET, LADINE, POLOKWANE.

Dated at SANDTON, 18 FEBRUARY 2025.

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: R GCUMENI/THE1797/0592. -.

AUCTION

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

Case No: 12663/2022

In the matter between: ABSA BANK LTD, Plaintiff and CAREL NICOLLAS VENTER, ID 850727 5104 087, DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 09:00, THE SHERIFF OF THE HIGH COURT THABAZIMBI, 10 STEENBOK STREET, THABAZIMBI

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, LIMPOPO DIVISION, POLOKWANE in the abovementioned suit, a sale with a reserve price of R1 580 000.00 will be held by the SHERIFF OF THE HIGH COURT THABAZIMBI on the 11th day of APRIL 2025 at 09H00 at THE SHERIFF OF THE HIGH COURT THABAZIMBI, 10 STEENBOK STREET, THABAZIMBI, 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 THABAZIMBI, 10 STEENBOK STREET, THABAZIMBI: PORTION 12 (A PORTION OF PORTION 1) OF THE FARM SPITSKOP 346 REGISTRATION DIVISION: K.Q. LIMPOPO PROVINCE MEASURING: 8.5653 (EIGHT comma FIVE SIX FIVE THREE) HECTARES HELD BY DEED OF TRANSFER T 26220/2015 SUBJECT TO THE TERMS AND CONDITIONS CONTAINED HEREIN BETTER KNOWN AS: PORTION 12 FARM 346, SPITKOP, LIMPOPO Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (http://www.info.gov.za/view/downloadfileAction?id=9961) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R40 000.00 (Refundable) EFT for immovable property; d) All conditions applicable to registration The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: 1 Lounge, 1 Dining Room, 1 Living Room, 1 Study, 1 Kitchen, 1 Laundry, 3 Bedrooms, 2 Bathrooms, 4 Separate Toilets.

Dated at PRETORIA, 05 FEBRUARY 2025.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: (012) 325-4185/9. Fax: (086) 775-1985. Ref: C. VAN WYK/TN/DA4150. -.

AUCTION

Case No: 9056/2021 DOCEX 120 PRETORIA

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) EXECUTION CREDITOR and MONTLOU BUSINESS ENTERPRISE CC (REGISTRATION NUMBER: 2004/042032/23) FIRST JUDGMENT DEBTOR and TEBOGO MONTI MONARENG (IDENTITY NUMBER: 801120 5491 086) SECOND JUDGEMENT DEBTOR

NOTICE OF SALE IN EXECUTION

16 APRIL 2025, 10:00, 66 PLATINUM STREET, LADINE, POLOKWANE

In execution of a judgement of the High Court of South Africa, Limpopo Division, Polokwane in the above mentioned suit, a sale with reserve price of R1 280 000.00, will be held by the Sheriff POLOKWANE, at 66 PLATINUM STREET, LADINE, POLOKWANE on WEDNESDAY the 16 TH APRIL 2025 at 10H00 of the undermentioned property of the First Judgment Debtor subject to the conditions of sale which are available for inspection at the offices of the Sheriff POLOKWANE, 24 hours prior to the auction: REMAINING EXTENT OF ERF 278 PENINAPARK TOWNSHIP, REGISTRATION DIVISION L.S.LIMPOPO PROVINCE, IN EXTENT 954 (NINE HUNDRED AND FIFTY FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T8348/2020, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, MAGISTERIAL DISTRICT: POLOKWANE, ALSO KNOWN AS: 13 SELATI STREET, PENINAPARK, POLOKWANE, LIMPOPO PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: Single Freestanding House with brick wall and plastered, iron roof, tiles floor. Lounge; Dining Room; TV Room and Kids area open plan. 1x Kitchen, 4x Bedrooms; 2x Bathrooms. Other Information: Fenced: Concrete stop nonsense.ZONING: RESIDENTIAL. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia:(a) Directive of the Consumer Protection Act 68 of 2008; (URL http://www.info.gov.za/view/ DownloadFileAction?id=99961); (b) FICA-legislation - proof of identity and address particulars; (c) All bidders are required to pay R15,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card; (d) Registration Conditions; (e) Registration form to be completed before the Auction; (f) The auction will be conducted by the Sheriff A.T. RALEHLAKA, or her Deputy; (g) Advertising cots at current publication rates and taxes 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.Inspect conditions at THE SHERIFF POLOKWANE, at 66 PLATINUM STREET, LADINE, POLOKWANE. TELEPHONE NUMBER: (015) 293-0762.

Dated at PRETORIA, 19 MARCH 2025.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Tel: 0123651887. Fax: -. Ref: MRS. M. JONKER / JP / DG40207. -.

MPUMALANGA

AUCTION

Case No: 546/2022 Docex: 31

IN THE HIGH COURT OF SOUTH AFRICA (Mpumalanga Division, Middelburg(Local Seat))

In the matter between: Absa Bank Limited (1986/004794/06) First Plaintiff and VM & MG Komane Defendant's

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 10:00, Sheriff Witbank (Emalahleni), Plot 31, Zeekoewater, corner of Gordon Road & François Street, Witbank (Emalahleni)

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price of R1 600 000.00 as set by the High Court of South Africa, Mpumalanga Division Middelburg (Local Seat), as per Court Order dated 12 April 2024 at the office of the Sheriff Witbank (Emalahleni), Plot 31, Zeekoewater, cnr Gordon Road & Francois Street, Witbank (Emalahleni) on 09 April 2025 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Witbank (Emalahleni), at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Portion 12 of Erf 2807 Benfleur Extension 3 Township, Registration Division: J.S., Province of Mpumalanga, Measuring 682 Square metres, Held under Deed of Transfer no. T10522/2008 Street Address: 12 Mountain view estate, Silver Avenue, Ben Fleur, Extension 3, Witbank, Mpumalanga Province

Zone: Residential

Nothing guaranteed in this regard:

Improvements: A Tiled Roof, 4x bedrooms, 3x Bathrooms, 1x Kitchen, 1x Lounge, 2x Garages, Brick Walls.

Take note of the following requirements for all prospective buyers: 1. As required by the specific Sheriff, a refundable registration fee is payable on date of auction. 2. Presentation to the Sheriff of the following FICA documents: 2.1 Copy of Identity Document. 2.2 Proof of residential address.

Dated at Pretoria, 17 MARCH 2025.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria. Tel: 0124813551. Fax: 0866732397. Ref: ABS8/1415. -.

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

In the matter between: Investec Bank Limited, Execution Creditor and Bonny Selema Frans Shaba (ID 8206165862082), Execution Debtor

Case No: 448/2024

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 10:00, Plot 31 Zeekoewater, corner Gordon Road and Francois Street, Witbank

In pursuance of a judgment granted on 27 September 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 9 April 2025 at 10:00, by the Sheriff Witbank at Plot 31, Zeekoewater, corner of Gordon Road and Francois Street, Witbank, to the highest bidder, subject to a reserve price of R750,000:

Property Description: Portion 26 of Erf 1702 Reyno Ridge Township, Registration Division J.S., Province of Mpumalanga, measuring 351 square metres, held by Deed of Transfer Number T2004/2020.

Zoning: residential.

Improvements: Residential home consisting of tiled roof, 3 bedrooms, 1 bathroom, kitchen, lounge, 2 garages and fenced brick walls.

The description, extent and/or improvements are not guaranteed.

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

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

Take further note that: (1) The Notice of Sale is in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act 68 of 2008 ("CPA"), and the regulations promulgated thereunder and the "Rules of Auction", where applicable. (2) Prospective bidders must, prior to the commencement of the auction, register as such in terms of the Regulations of the CPA by providing proof of identity and residence in terms of the Financial Intelligence Centre Act 38 of 2001 ("FICA"). (3) A refundable registration fee of R15,000 is payable by means of electronic fund transfer upon registration to attend the auction. (4) The Registration Conditions, as set out in the Regulations of the CPA, will apply. (5) A copy of the CPA and the Regulations thereto, are available at www.acts.co.za (the Act) and www.info.gov.za (the Regulations).

Dated at SANDTON, 07 FEBRUARY 2025.

Attorneys for Plaintiff(s): Werksmans Incorporated, The Central, 96 Rivonia Road, Sandton. Tel: 0115358218. Fax: -. Ref: N Kgame/INVE5533.357. -.

AUCTION

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

In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LTD, 1st Plaintiff and ABSA BANK LIMITED, 2nd Plaintiff and PREOLIN ORESHKIN MUNSAMI, IDENTITY NUMBER: 900313 5366 081, Defendant

Case No: 1871/2023

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 13:15, 12 NOOREND STREET, PIET RETIEF

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Mpumalanga Division, Middelburg (Local Seat), in the above action, a sale as a unit with a reserve price of R1 850 000.00 will be held by the SHERIFF PIET RETIEF AT 12 NOORDEND STREET, PIET RETIEF on the 10th day of APRIL 2025 at 13:15 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of MKHONDO 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 12 NOORDEND STREET, PIET RETIEF.

Case No: 232/2018

BEING:

ERF 1011 PIET RETIEF EXTENSION 6 TOWNSHIP REGISTRATION DIVISION H.T., PROVINCE OF MPUMALANGA MEASURING 1000 (ONE THOUSAND) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T8675/2020 SUBJECT TO THE CONDITIONS THEREIN CONTAINED PHYSICAL ADDRESS47 PROTEA ROAD, PIET RETIEF EXTENSION 6, MPUMALANGA (BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI);

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

A DWELLING CONSISTING OF (NOT GUARANTEED):

MAIN BUILDING:3X BEDROOMS, 2X BATHROOMS, 1X KITCHEN, 1X SCULLERY, 1X DINING ROOM AND 1X LOUNGE. OUTBUILDING: 1X BEDROOM, 1X BATHROOM, 1X KITCHEN, 1X LOUNGE, DOUBLE GARAGES, DOUBLE CARPORTS AND 1X SEVANTS TOILET

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, 10 FEBRUARY 2025.

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 / AHL3949. -.

AUCTION

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

In the matter between: FIRSTRAND BANK LTD, PLAINTIFF and ROBERT HENRY WALTON DEFENDANT ID 910311 5253 083, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 10:00, THE SHERIFF OFFICE OF WITBANK, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, MPUMALANGA DIVISION, MIDDELBURG in the abovementioned suit, a sale with a reserve price of R100 000.00 will be held by the SHERIFF OF THE HIGH COURT WITBANK on the 09th day of APRIL 2025 at 10H00 at THE SHERIFF OFFICE OF WITBANK, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT WITBANK, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK: A Unit consisting of: Section No. 1 as shown and more fully described on Sectional Plan No. SS197/1998 in the scheme known as VILLA SERENA UNO in respect of the land and building or buildings situate at ERF 2098, WITBANK EXTENSION 10 TOWNSHIP, LOCAL AUTHORITY: EMALAHLENI LOCAL MUNICIPALITY of which section the floor area, according to the said Sectional Plan is 61 (Sixty One) Square Metres in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST1318/2015 Subject to such conditions as set out in the aforesaid Deed Better known as: Unit 1, Ss Villa Sereno Uno, Stanford Street, Witbank. Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection

Act 68 of 2008 (http://www.info.gov.za/view/downloadfileAction?id=9961) b) The provisions of FICA-legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R15 000.00 (Refundable) Cheque or Eft for immovable property; d) All conditions applicable to registration e) The Conditions of Sale will be available for inspection at the office of the Sheriff Witbank, Plot 31, Zeekoewater, Cnr of Gordon Road and Francois Street, Witbank. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of an Open Plan Lounge / Dining Room, Kitchen, 2 Bedrooms, 1 Bathroom and 1 Carport.

Dated at PRETORIA, 01 FEBRUARY 2025.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: (012) 325-4185/9. Fax: (086) 775-1985. Ref: C.J VAN WYK/TN/SA2462. -.

AUCTION

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

In the matter between: ABSA BANK LIMITED, PLAINTIFF and MLUNGISI MEDENZ SIBANYONI ID 820601 5289 080, DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 10:00, THE SHERIFF OF THE HIGH COURT WITBANK, PLOT 31 ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, MPUMALANGA DIVISION, MIDDELBURG (Local Seat) in the abovementioned suit, a sale with a reserve price of R650 000.00 will be held by the SHERIFF OF THE HIGH COURT WITBANK on 09TH day of APRIL 2025 at 10H00 at THE SHERIFF OF THE HIGH COURT WITBANK, PLOT 31 ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT WITBANK, PLOT 31 ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK: PORTION 26 OF ERF 2826 BENFLEUR EXTENSION 19 TOWNSHIP REGISTRATION DIVISION: JS; MPUMALANGA PROVINCE MEASURING: 303 (THREE ZERO THREE) SQUARE METRES HELD BY DEED OF TRANSFER T5527/2010 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF BENFLEUR X19 HOME OWNERS ASSOCIATION (Incorporated in terms of Section 21 of Act 61/1973) Registration Number 2009/014905/08. STREET ADDRESS: 26 DA VINCI HEIGHTS, DA VINCI STREET, BENFLEUR, EXT 19, WITBANK, Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (http://www.info.gov.za/view/downloadfileAction?id=9961) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R40 000.00 (Refundable) in cash or EFT for immovable property; d) All conditions applicable to registration; The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: HOUSE CONSISTING OF 1 Lounge, 1 Kitchen, 2 Bedrooms, 1 Bathroom and 1 Garage.

Dated at PRETORIA, 03 FEBRUARY 2025.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: (012) 325-4185/9. Fax: (086) 775-1985. Ref: C. VAN WYK/TN/DA4414. -.

AUCTION

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

Case No: 2432/2024

Case No: 568/2021

In the matter between: FIRSTRAND MORTGAGE COMPANY (RF) PROPRIETARY LIMITED - EXECUTION CREDITOR and MZIWAKHE RONALD RABATHO - FIRST EXECUTION DEBTOR and LEBOHANG MAGDALENA RABATHO - SECOND EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION

09 APRIL 2025, 10:00, THE SHERIFF'S OFFICE, 6A THIRD STREET, BLOEMFONTEIN

DESCRIPTION: ERF 53183 MANGAUNG (EXTENSION 23) DISTRICT BLOEMFONTEIN / PROVINCE FREE STATE / IN EXTENT 350 (THREE HUNDRED AND FIFTY) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T24175/2008 / SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is:53183 CHRIS HANI STREET, MANGAUNG.

Main dwelling - residential home: 1 X lounge / 1 X kitchen / 2 X bedrooms / 1 x wc - Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R100 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 the office of the sheriff BLOEMFONTEIN EAST, 3 SEVENTH STREET, BLOEMFONTEIN. / 8. Registration as a buyer is a prerequisite 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 a registration fee of R45 000.00 prior to the auction.

Dated at NELSPRUIT, 20 MARCH 2025.

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 / FR0045. -.

AUCTION

Case No: 4189/2023 IN THE HIGH COURT OF SOUTH AFRICA ((MPUMALANGA DIVISION MIDDELBURG (LOCAL SEAT)))

In the matter between: Firstrand Bank Limited, Applicant and Sizwe Sidney Mashiane, ID: 9407145243083, 1st Respondent Emalahleni Local Municipality, 2nd Respondent

NOTICE OF SALE IN EXECUTION

09 APRIL 2025, 10:00, Sheriff's Office Witbank at Plot 31, Zeekoewater, cnr of Gordon Road and François Street, Witbank

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the 1st Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R320000.00 to the highest bidder, will be held by the SHERIFF WITBANK at PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK on 09 April 2025 at 10:00AM of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the

Certain: ERF 2398 DUVHAPARK EXT 15 TOWNSHIP; REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA; IN EXTENT: 225 SQUARE METRES; HELD BY DEED OF TRANSFER NO: T14384/2015 SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated: ERF / STAND 2398 DUVHA PARK EXT. 15, EMALAHLENI / WITBANK

Zoned: RESIDENTIAL

The property consists of DWELLING WITH LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM AND TOILET. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

- 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and a minimum of R3000.00 plus vat.
- 2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or eft on the date of the sale. The balance of purchase price and any such interest

payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.

- 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.
- 4. The rules of auction are available 24 hours prior to the auction at the offices of the SHERIFF WITBANK at PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK. The office of the Sheriff Witbank will conduct the sale.

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

- (a) Directive of the consumer protection act 68 of 2008 (url http://www.info.gov.za/view/downloadfileaction?id=99961)
 - (b) Fica-legislation proof of identity and address particulars
- (c) Payment of a refundable registration fee in the amount of R15 000.00 is payable prior to the commencement of the auction in order to obtain a buyer's card.
 - (d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF WITBANK at PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK.

Dated at PRETORIA, 28 JANUARY 2025.

Attorneys for Plaintiff(s): RWL INC.,, Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT17650 R VAN DEN BURG LVDW. -.

AUCTION

Case No: 3843/2020

42

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

In the matter between: ESKOM FINANCE COMPANY SOC LTD FIRST EXECUTION CREDITOR NQABA FINANCE 1 PTY LTD SECOND EXECUTION CREDITOR and GUGU JUDITH MANANA EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 10:00, ATHE OFFICE OF SHERIFF WITBANK, PLOT 31, ZEEKOEWATER, CORNER OF GORDON ROAD AND FRANCOISE, WITBANK 1035

In pursuance of a Judgment in the High Court of SOUTH AFRICA MPUMALANGA DIVISION, MIDDELBURG LOCAL SEATon the 11 October 2024and Writ of Execution issued pursuant thereto the property listed hereunder will be sold in Execution on 9 April 2025at 10:00amat THE OFFICE OF SHERIFF WITBANK, PLOT 31, ZEEKOEWATER, CORNER OF GORDON ROAD AND FRANCOISE to thehighest bidder with a reserve price of R250 000.00 (TWO HUNDRED AND FIFTY THOUSAND RAND)

CERTAIN: SECTION NO 120 AS SHOWN AND MORE FULLY DESCRIBED AS SECTIONAL PLAN NO. S\$724/2006, IN THE SCHEME KNOWN AS VICTORIA HEIGHT. IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 3 VICTORIAN HEIGHTS TOWNSHIP, LOCAL AUTHORITY EMALAHLENI LOCAL COUNCIL OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, 97 (NINETY 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.

AS HELD BY: CERTIFICATE OF REGISTERED SECTIONAL TITLE NUMBER ST14904/2010 THE PROPERTY IS ZONED: RESIDENTIAL

The property is situated at 120 VICTORIAN HEIGHTS, REYNO RIDGE, WITBANK, 1035

The following improvements are reported to be on the property, but is not guaranteed:

The property is situated in a secured estate

- 1 Storey
- 1 Lounge
- 1 Kitchen
- 2 Bedrooms
- 1 Bathroom

1 Carport
Paving and Brick Walls
THE CONDITIONS OF SALE

- 1. The purchase price will be payable as to a deposit in cash of 10% and the balance against transfer.
- 2. The rules of this auction are available 24 hours before the auction at THE OFFICE OF SHERIFF WITBANK, PLOT 31, ZEEKOEWATER, CORNER OF GORDON ROAD AND FRANCOISE WITBANK, 1035. The auction will be conducted by the Sheriff I advertising cost at current publication rate 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 in respect of proof identity and address particulars.
 - c) Payment of registration fee of R 10 000.00 in cash or bank guaranteed cheque / eft.
 - d) Registration conditions
- 3. The full conditions of Sale which will be read immediately prior to the sale may be inspected at THE OFFICE OF SHERIFF WITBANK, PLOT 31, ZEEKOEWATER, CORNER OF GORDON ROAD AND FRANCOISE

MVM ATTORNEYS
PLAINTIFF'S ATTORNEYS
1 LANA STREET
WIKUS MULLER BUILDING
WITBANK 1035
REF: K.A. MATLALA/NOMHLE/WL/485
TEL: (013) 656 6059
P.O. BOX 274
WITBANK 1035

Dated at WITBANK, 25 FEBRUARY 2025.

Attorneys for Plaintiff(s): MATLALA VON METZINGER ATTORNEYS, 1 LANA STREET, WITBANK NEWSBUILDING, WITBANK, Tel: 013 6566059, Fax: 013 656 6064, Ref: WL/X485, NONE.

AUCTION

Case No: 1233/2018

42

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

In the matter between: ESKOM FINANCE COMPANY SOC LTD, FIRST EXECUTION CREDITOR NQABA FINANCE 1 (PTY) LTD, SECOND EXECUTION CREDITOR, and MANGCINGWANDILE ZWELETHU THANDISIZWE VANDA, EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 10:00, THE OFFICE OF THE SHERIFF WITBANK, PLOT 31, ZEEKOEWATER, CORNER OF GORDON ROAD AND FRANCOIS

In pursuance of a Judgment in the High Court of SOUTH AFRICA MPUMALANGA DIVISION, MIDDELBURG LOCAL SEATon the 07 OCTOBER 2024 and Writ of Execution issued pursuant thereto the property listed hereunder will be sold in Execution on 9 APRIL 2025at 10:00amat THE OFFICE OF SHERIFF WITBANK, PLOT 31, ZEEKOEWATER, CORNER OF GORDON ROAD AND FRANCOIS to the highest bidder with a reserve price of R200 000.00 (TWO HUNDRED THOUSAND RAND)

CERTAIN: REMAINING EXTENT OF PORTION 14 OF ERF 2428 TASBETPARK EXTENSION TOWNSHIP, REGISTRATION DIVISION JS PROVINCE OF MPUMALANGA, MEASURING 255 (TWO HUNDRED AND FIFTY FIVE) SQUARE METRES AS HELD BY: DEED OF TRANSFER T4702/2012

THE PROPERTY IS ZONED: RESIDENTIAL

The property is situated at 14A GRYSBOK SRTREET, TASBET PARK, EXT 10, WITBANK

The following improvements are reported to be on the property, but is not guaranteed:

The property is situated in a secured estate

- 1 Storey
- 1 Lounge
- 1 Kitchen
- 2 Bedrooms

- 1 Bathroom
- 1 Carport

Paving and Brick Walls

THE CONDITIONS OF SALE

- 1. The purchase price will be payable as to a deposit in cash of 10% and the balance against transfer.
- 2. The rules of this auction are available 24 hours before the auction at THE OFFICE OF SHERIFF WITBANK, PLOT 31, ZEEKOEWATER, CORNER OF GORDON ROAD AND FRANCOIS. The auction will be conducted by the Sheriff advertising cost at current publication rate 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 in respect of proof identity and address particulars.
 - c) Payment of registration fee of R 10 000.00 in cash or bank guaranteed cheque / eft.
 - d) Registration conditions
- 3. The full conditions of Sale which will be read immediately prior to the sale may be inspected at THE OFFICE OF SHERIFF WITBANK, PLOT 31, ZEEKOEWATER, CORNER OF GORDON ROAD AND FRANCOIS

Dated at WITBANK, 25 FEBRUARY 2025.

Attorneys for Plaintiff(s): MATLALA VON METZINGER ATTORNEYS, 1 LANA STREET , WITBANK NEWSBUILDING ,WITBANK. Tel: 013 6566059. Fax: 013 656 6064. Ref: WL/X438. NONE.

AUCTION

Case No: 2213/2020

42

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

In the matter between: ESKOM FINANCE COMPANY SOC LTD, 1ST EXECUTION CREDITOR NQABA FINANCE 1 PTY LTD, 2ND EXECUTION CREDITOR and SEUN VUSI MABENA EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 10:00, THE OFFICE OF THE SHERIFF WITBANK, PLOT 31, ZEEKOEWATER, CORNER OF GORDON ROAD AND FRANCOISE

In pursuance of a Judgment in the High Court of SOUTH AFRICA MPUMALANGA DIVISION, MIDDELBURG LOCAL SEAT on the 07 OCTOBER 2024 and Writ of Execution issued pursuant thereto the property listed hereunder will be sold in Execution on 09 APRIL 2025at 10:00 AT THE OFFICE OF THE SHERIFF WITBANK, PLOT 31, ZEEKOEWATER, CORNER OF GORDON ROAD AND FRANCOISEto the highest bidder with a reserve price of R200 000.00 (TWO HUNDRED THOUSAND RAND)

CERTAIN: ERF 5381 KWA-GUQA EXT 10 TOWNSHIPS, REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA, MEASURING 240 (TWO HUNDRED AND FORTY) SQUARE METRES AS HELD BY: DEED OF TRANSFER NO. T13866/2010

THE PROPERTY IS ZONED: RESIDENTIAL

The property is situated at 5381 DUSTY MALUKA STREET, KWA-GUQA EXT 10, WITBANK

The following improvements are reported to be on the property, but is not guaranteed:

- 1 Lounge
- 1 Kitchen
- 3 Bedrooms
- 1 Bathroom
- 1 Storey

THE CONDITIONS OF SALE

- 1. The purchase price will be payable as to a deposit in cash of 10% and the balance against transfer
- 2. The rules of this auction are available 24 hours before the auction at THE OFFICE OF THE SHERIFF WITBANK, PLOT 31, ZEEKOEWATER, CORNER OF GORDON ROAD AND FRANCOISE. The auction will be conducted by the Sheriff Nieuwenhuizen advertising cost at current publication rate 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 in respect of proof identity and address particulars.
 - c) Payment of registration fee of R 10 000.00 in cash or bank guaranteed cheque / eft.
 - d) Registration conditions
- 3. The full conditions of Sale which will be read immediately prior to the sale may be inspected at OFFICE OF THE SHERIFF WITBANK, PLOT 31, ZEEKOEWATER, CORNER OF GORDON ROAD AND FRANCOISE

Dated at WITBANK. 25 FEBRUARY 2025.

Attorneys for Plaintiff(s): MATLALA VON METZINGER ATTORNEYS, 1 LANA STREET, WITBANK NEWSBUILDING, WITBANK. Tel: 013 6566059. Fax: 013 656 6064. Ref: WL/X444. NONE.

NORTH WEST / NOORDWES

AUCTION

Case No: 49261/2017 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 MMATSHWENE JENEVA MASEBE N.O. duly appointed as EXECUTRIX in the ESTATE OF THE LATE PHUTI MAUREEN MASEBE (PREVIOUSLY SUPING) in terms of Section 13 and 14 of the Administration of Estates Act, No. 66 of 1965 (as amended), Defendant

NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 10:00, NOORD BLOCK, SHOP 5-6 CIVIC CENTRE, STILFONTEIN

In pursuance of a judgment granted by this Honourable Court on 19 APRIL 2018, an Order in terms of Rule 46A(9)(a) granted on 29 APRIL 2022, a Warrant of Execution issued on 12 MAY 2022, and an Order in terms of Rule 46A(9)(c) granted on 25 NOVEMBER 2024, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R350 697.59, by the Sheriff of the High Court KLERKSDORP at NOORD BLOCK, SHOP 5-6 CIVIC CENTRE, STILFONTEIN, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, KLERKSDORP: 76 BUFFELSDOORN STREET, FLAMWOOD, KLERKSDORP, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

ERF 207 SONGLOED TOWNSHIP, REGISTRATION DIVISION I.P., PROVINCE OF NORTH WEST, MEASURING 1700 (ONE THOUSAND SEVEN HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T17754/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 22 WESSEL STREET, SONGLOED, KLERKSDORP, NORTH WEST), MAGISTERIAL DISTRICT: CITY OF MATLOSANA.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): DINING ROOM & LIVING ROOM (OPEN PLAN), KITCHEN, 4 BEDROOMS (MAIN EN-SUITE), BATHROOM, GARAGE, HUGE LAPA WITH GRASS ROOF, CARPORT (FOR 3 CARS), BACK ROOM, SWIMMING POOL WITH BRAAI AREA.

TAKE FURTHER NOTICE THAT:

- 1. The Sale in Execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtor for money owing to the Execution Creditor.
 - 2. The auction will be conducted by the Sheriff, ME Ramasita, 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 auction and Conditions of Sale may be inspected at the Sheriff's Office at 76 Buffelsdoorn Street, Flamwood, Klerksdorp, 24 hours prior to the auction.
- 6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.

- 7. All bidders are required to pay R20 000.00 (refundable) registration fee in cash prior to the commencement of the auction in order to obtain a buyer's card.
- 8. The Purchaser shall pay the Sheriff a deposit of 10 (ten) per cent of the purchase price in cash or by bank guaranteed cheque or by electronic transfer on the day of the sale.
- 9. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 25 (twenty five) days after the sale.
- 10. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions.
- 11. Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of possession to the date of transfer.

Dated at PRETORIA, 24 JANUARY 2025.

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: G9195/DBS/N FOORD/CEM. -.

AUCTION

Case No: 1684/2022

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

In the matter between: Nedbank Limited, Plaintiff, and Thato Senosi, Defendant
NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 10:00, Sheriff's Office, Shop 5-6, Civic Centre, Somerset Avenue, Stilfontein, 2551

Pursuant to a Judgment granted by this Honorable Court against the Execution Debtor on the 7 TH day of SEPTEMBER 2023and a Warrant of Execution the undermentioned property will be sold in execution by the Sheriff of the High Court, KLERKSDORP on FRIDAY, the 11 TH day of APRIL 2025at 10H00 at THE SHERIFF'S OFFICES, SHOP 5-6, CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN to the highest bidder.

ERF: PORTION 19 OF ERF 1411, ELLATON TOWNSHIP, REGISTRATION DIVISION I.P., NORTH-WEST PROVINCE

EXTENT: 388 (THREE HUNDRED AND EIGHTY EIGHT) SQUARE METRES

HELD: BY DEED OF TRANSFER T15116/2018

(the property)
Improvements are:

3 X BEDROOMS, 2 X BATHROOMS, 1 X KITCHEN & 1 DINING ROOM

No warranties regarding description, extent or improvements are given.

The conditions of sale to be read out by the Sheriff of the High Court at the time of the sale will be available for inspection at THE SHERIFF'S OFFICES, SHOP 5-6, CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN.

Dated at KLERKSDORP, 31 JANUARY 2025.

Attorneys for Plaintiff(s): Meyer, van Sittert & Kropman, 5 Roma Avenue, Flamwood, Klerksdorp, 2571. Tel: 018-4749200. Fax: 018-4749229. Ref: Mr PC Du Toit/ap/N2269. -.

Case No: 1800/2021

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

In the matter between: Firstrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and CORNELIS JOHANNES DERCKSEN, ID 921110 5373 08 2, 1st Defendant and ANNA CATHARINA KROPFF, ID 930515 0056 08 7, 2nd Defendant

No. 52395

Case No: 2030/2021

NOTICE OF SALE IN EXECUTION

08 APRIL 2025, 10:00, 79 Peter Mokaba Street, Potchefstroom

Sale in execution to be held at 8 LUKE STREET, POTCHEFSTROOM by the Sheriff Potchefstroom on the 8th of April 2025 @ 10h00

PORTION 2 OF ERF 536 POTCHEFSTROOM TOWNSHIP, REGISTRATION DIVISION I.Q. NORTH WEST PROVINCE

MEASURING 476 square metres

Held by Deed of Transfer T90217/2018

Situate at: 144 Kock Street, Potchefstroom, North West Province

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Entrance Hall, 1 x Lounge, 1 x Kitchen, 2 x Bedrooms,

1 x Bathroom, 1 x Shower, 1 x WC, 2 x Carports, 2 x Verandas

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

The Auction will be conducted by the Acting Sheriff, or her/his Deputy to the highest bidder with a reserve price set at R516 884-15.

Conditions of sale can be inspected at 8 Luke Street, Potchefstroom 24 hours prior to the auction.

Dated at Pretoria, 07 MARCH 2025.

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/Flizma/B3056. -.

AUCTION

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

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Judgement Creditor and Ndivhuwo Monyai 1st Judgement Debtor and Tovhowani Monyai 2nd Judgement Debtor

NOTICE OF SALE IN EXECUTION

10 APRIL 2025, 10:00, GROUND FLOOR, 209 BEYERS NAUDE DRIVE, RUSTENBURG

IN Execution of a Judgment of the High Court of South Africa, (North West Division, Mahikeng) in the abovementioned suit, the Property shall be sold by the Acting Sheriff RUSTENBURG to the highest bidder subject to a reserve price of R430 000.00 and will be held on 10 April 2025 at GROUND FLOOR, 209 BEYERS NAUDE DRIVE, RUSTENBURG at 10:00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at GROUND FLOOR, 209 BEYERS NAUDE DRIVE, RUSTENBURG, prior to the sale.

CERTAIN:

PORTION 5 OF ERF 3996 TLHABANE WES EXTENSION 2 TOWNSHIP, Registration Division J.Q., Province of NORTH-WEST, being 10 KGASWANE STREET, TLHABANE WEST, RUSTENBURG

MEASURING: 286 (TWO HUNDRED AND EIGHTY SIX) Square Metres;, HELD under Deed of Transfer No. T80991/2015, Situated in the Magisterial District of 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: 2 STAFF QUARTERS, 1 BATHROOM. 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, 13 FEBRUARY 2025.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Smit Neethling Inc, 29 Warren Street, Mahikeng. Tel: 0118741800. Fax: 0866781356. Ref: MAT3502/LC/MV. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 2504/2019 DOCEX 178. PRETORIA

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

IN THE MATTER BETWEEN: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and HENDRIK ALBERTUS TALJAARD; WIDENE TALJAARD, Defendants

NOTICE OF SALE IN EXECUTION

11 APRIL 2025, 10:00, NOORD BLOCK, SHOP 5-6 CIVIC CENTRE, STILFONTEIN

In pursuance of a judgment granted by this Honourable Court on 13 MAY 2021, a Warrant of Execution issued on 11 APRIL 2022, and an Order in terms of Rule 46A(9)(c) granted on 21 NOVEMBER 2024, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R340 000.00, by the Sheriff of the High Court KLERKSDORP at NOORD BLOCK, SHOP 5-6 CIVIC CENTRE, STILFONTEIN, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, KLERKSDORP: 76 BUFFELSDOORN STREET, FLAMWOOD, KLERKSDORP, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

ERF 281 FLIMIEDA TOWNSHIP, REGISTRATION DIVISION I.P., NORTH-WEST PROVINCE, IN EXTENT: 1 348 (ONE THOUSAND THREE HUNDRED AND FORTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER T9715/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO (also known as: 52 MIEMIE AVENUE, FLIMIEDA, KLERKSDORP, NORTH WEST), MAGISTERIAL DISTRICT: CITY OF MATLOSANA.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): 2 GARAGES, 3 BEDROOMS, KITCHEN, LOUNGE, DINING ROOM, 2 BATHROOMS, SHED.

TAKE FURTHER NOTICE THAT:

- 1. The Sale in Execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtors for money owing to the Execution Creditor.
 - 2. The auction will be conducted by the Sheriff, ME Ramasita, 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 auction and Conditions of Sale may be inspected at the Sheriff's Office at 76 Buffelsdoorn Street, Flamwood, Klerksdorp, 24 hours prior to the auction.
- 6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.
- 7. All bidders are required to pay R20 000.00 (refundable) registration fee in cash prior to the commencement of the auction in order to obtain a buyer's card.
- 8. The Purchaser shall pay the Sheriff a deposit of 10 (ten) per cent of the purchase price in cash or by bank guaranteed cheque or by electronic transfer on the day of the sale.
- 9. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 25 (twenty five) days after the sale.
- 10. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions.
- 11. Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of possession to the date of transfer.

Dated at PRETORIA, 31 JANUARY 2025.

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: S13206/DBS/N FOORD/CEM. -.

AUCTION

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

In the matter between: FIRSTRAND BANK LIMITED Plaintiff and SOMERS: CECIL CHARLES, IDENTITY NUMBER: 7507065027085, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

11 APRIL 2025, 10:00, SHERIFF OF THE HIGH COURT KLERKSDORP, NOORD BLOCK SHOP 5-6 CIVIC CENTRE STILLFONTEIN

IN EXECUTION OF A JUDGMENT of the HIGH COURT OF SOUTH AFRICA, NORTH-WEST DIVISION, MAHIKENG (MOGWASE CIRCUIT COURT in the abovementioned suit, a sale with reserve price of R365,000.00 will be held at NOORD BLOCK SHOP 5-6 CIVIC CENTRE STILLFONTEIN for the above named Defendant, and has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT KLERKSDORP, NOORD BLOCK SHOP 5-6 CIVIC CENTRE STILLFONTEIN, on 11 APRIL 2025 at 10:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT KLERKSDORP, NOORD BLOCK SHOP 5-6 CIVIC CENTRE STILLFONTEIN prior to the sale: CERTAIN ERF 194 ADAMAYVIEW DORPSGEBIED REGISTRASIE AFDELING I.P., PROVINSIE VAN NOORDWES MEASURING 952 (NINE HUNDRED AND FIFTY TWO) SQUARE METRES HELD BY DEED OF TRANSFER NO. T 91130/2004 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS. Which bears the physical address: 36 Lily View, Adamyview, North West 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: ENRANCE HALL, LOUNGE, DINING ROOM, KITHEN, SCULLERY, 3 BEDROOMS, 1 BATHROOM, 1 SHOWER, WC, OUT GARAGE, 2 CARPORTS, EXTENAL BATHROOM/WC THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00: 1.2 3.5% on R100.001.00 to R400.000.00: and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3 The rules of auction are available 24 hours prior to the Auction at the offices of the the Sheriff of the High Court Klerksdorp, Noord Block Shop 5-6 Civic Centre Stillfontein, . The office of the Sheriff of the High Court Klerksdorp, Noord Block shop 5-6 Civic Centre Stillfontein will conduct the sale. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL http:// www.infp.gov.za/view/DownloadFileAction?id=99961) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF OF THE HIGH COURT KLERKSDORP, NOORD BLOCK SHOP 5-6 CIVIC CENTRE STILLFONTEIN. C/O LABUSCHAGNE ATTORNEYS 19 CONSTANTIA DRIVE RIVIERA PARK MAFIKENG Tel: 018 381 6828 Fax: 018 381 2420 Email: litigation2@labuschagneatt.co.za

Dated at SANDTON, 24 FEBRUARY 2025.

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/MAT20798. -.

NORTHERN CAPE / NOORD-KAAP

Case No: 2325/19 Dx.8 Kimberley

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

In the matter between: NEDBANK LIMITED, Plaintiff and OLUWAROTIMI ABAYOMI RANDLE,
Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 APRIL 2025, 10:00, Sheriff's Office, 2 Barrister Street, Kimberley North, Kimberley

CERTAIN: 1. A Unit ("the Mortgage Unit") consisting of: (a) Section Number 8 as shown and more fully described on Sectional Plan Number SS2/1997, ("the sectional plan") in the scheme known as LARA COURT in respect of the land and building or buildings situate at Kimberley, in the Sol Plaatje Municipality, District Northern Cape Province of which section the floor area, according to the said sectional plan, is 89 (Eigthy Nine) 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 guota as endorsed on the said sectional plan ("the common property") Held by Deed of Transfer number ST3355/2015 and subject to such conditions as set out in the aforesaid deed of transfer 2. An exclusive use area described as PARKING AREA P8 measuring 14 (Fourteen) square metres being as such part of the common property, compromising the land the scheme known as LARA COURT in respect of th eland and building or buildings situate at Kimberley, in the Sol Plaatje Municipality, District Kimberley, Northern Cape Province as shown and more fully described on Sectional Plan Number SS2/1997 Held by Notarial Deed of cession of exclusive use areas number SK41/2015 and subject to such conditions as set out in the foresaid notarial deed of cession. Also known as 8 Lara Court, 1 Belgravia Road, Belgravia, Kimberley improvements: Internal: Unit consisting of 2 x bedrooms, 1 x bathroom, 1 x kitchen, 1 x lounge and 1 x dining room BUT NOTHING IS WARRANTED CONDITIONS OF SALE: Ten percent of the purchase price together with Value Added Tax thereon, where applicable, and Auctioneer's together with Value Added Tax on such charges is payable in cash on the date of the sale the balance of the purchase price together with Value Added Tax on such balance, where applicable, against transfer to be secured by an acceptable guarantee. TAKE FURTHER NOTICE: 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 OF THE HIGH COURT, 2 BARRISTER ROAD, KIMBERLEY NORTH, KIMBERLEY, Province of the Northern Cape. Registration as a buyer, subject to certain conditions, is required i.e: 1. Directions of the CONSUMER PROTECTION ACT 68 OF 2008 (obtained 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 Conditions of Sale may be inspected during office hours at the office of the SHERIFFOF THE HIGH COURT, 2 BARRISTER ROAD, KIMBERLEY NORTH, KIMBERLEY and will be read out immediately prior to the sale. The auction will be concluded by: MRS KMM MPE All bidders are required to present their Identity document together with their proof of residence for FICA compliance. All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. Advertising costs at current, publication tariff's & sale costs according court rules will apply.

Dated at Kimberley, 04 MARCH 2025.

Attorneys for Plaintiff(s): VAN DE WALL INC, 9 Oliver Road, Memorial Road Area, Kimberley. Tel: 053 830 2900. Fax: -. Ref: B HONIBALL/md/B22316. VAN DE WALL INC.

Case No: 2048/2019 DOCEX 52, GQEBERHA

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

In the matter between: Firstrand Bank Limited, Registration Number 1929/001225/06, Plaintiff and Shiraz Jossie - Identity Number: 680506 5050 08 6, 1st Plaintiff and Amalda Shereen Jossie - Identity Number: 691217 0029 08 6, 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 APRIL 2025, 10:00, 2 Barrister Street, Kimberley North, Kimberley

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R503,550.98, to the highest bidder on 15th day of April 2025 at 10:00 at the 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY. ERF 12299 KIMBERLEY SITUATE IN THE SOL PLAATJE MUNICIPALITY DIVISION OF KIMBERLEY PROVINCE OF THE NORTHERN CAPE, in extent 589 SQUARE METRES Held under Deed of Transfer No. T682/2001 Situated at 13 NATASHA STREET, NORTH VIEW, KIMBERLEY, within the magisterial district of Kimberley The Conditions of Sale will be read prior to the sale and may be inspected at the 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and

No. 52395

Case No: 11469/2023

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

Dated at Ggeberha, 21 FEBRUARY 2025.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conynham Road, Greenacres, Gqeberha. Tel: 0413730664. Fax: -. Ref: M KOEN/al/FIR152/0971. Minde Schapiro & Smith Inc.

WESTERN CAPE / WES-KAAP

AUCTION

IN DIE HOË HOF VAN SUID AFRIKA (WES-KAAPSE AFDELING, KAAPSTAD)

In die saak tussen: ABSA BANK BEPERK (Eiser) and ALEXANDER JACOBS (Verweerder) **EKSEKUSIEVEILING**

14 APRIL 2025, 10:00, by die perseel te Malvastraat 92, Rosenhof, Moorreesburg

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 19 April 2024, sal die ondervermelde onroerende eiendom op MAANDAG, 14 APRIL 2025 om 10:00 by die perseel te Malyastraat 92. Rosenhof. Moorreesburg in ekskusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R312 000,00, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Erf 3780 Moorreesburg, in die Swartland Munisipaliteit, Afdeling Malmesbury, Wes-Kaap Provinsie geleë Malvastraat 92, Rosenhof, Moorreesburg; groot 339 vierkante meter; gehou kragtens Transportakte nr T32758/2015. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met 4 slaapkamers, badkamer, kombuis en sitkamer: Tien persent (10%) van die koopprys moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die balju vir die Hooggeregshof, Moorreesburg (verw. B J Geldenhuys; tel. 022 433 1132)

Dated at TYGERVALLEI, 11 DECEMBER 2024.

Attorneys for Plaintiff(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Fax: (021) 914 6600. Ref: JF/MVT/A5688. -.

AUCTION

Case No: 7163/2024 Docex 4, Parow

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

In the matter between: Firstrand Mortgage Company RF) Pty Ltd - Plaintiff and Nikiwe Martha Mohlomi - Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 APRIL 2025, 10:00, Sheriff Kuils River South, 23 Langverwacht Road, Klipdam, Kuils River

In execution of the judgment in the High Court, granted on 17 October 2024, the undermentioned property will be sold in execution on 8 APRIL 2025at 10h00, by the Sheriff Kuils River South, at the Sheriff's offices at 23 Langverwacht Road, Klipdam, Kuils River, with a reserve of R700 000.00, to the highest bidder:

ERF: 3640 - HAGLEY, situate in the City of Cape Town, Stellenbosch Division, Province Western Cape measuring 253 square metres and held by Deed of Transfer No.T15753/2022 - and known as 11 Bream Crescent, Summerville, Hagley

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

PROPERTY DESCRIPTION:

A residential dwelling consisting of a brick building under a tile roof consisting of a lounge, kitchen, scullery, 2 x bedrooms, bathroom, shower, toilet.

Reserved price: The property will be sold with a reserve of R700 000.00.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days form date of sale and payable simultaneously with registration of transfer

Auctioneers charges: Payable by the purchaser on the day of sale

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court Kuils River South at the address being; 23 Langverwacht Road, Klipdam, Kuils River

Dated at Parow, 15 JANUARY 2025.

Attorneys for Plaintiff(s): CSF Attorneys Inc, 40 McInttyre Road, Parow. Tel: 021 939 5120. Fax: 086 721 3811. Ref: TO Price/zvw/F53321. 1.

AUCTION

Case No: 21403/2023 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and ANDREW LUTHER VAN DER SPUY, Defendant

NOTICE OF SALE IN EXECUTION

09 APRIL 2025, 10:00, THE SHERIFF'S OFFICE, VREDENBURG: 4 DORP STREET, VREDENBURG

In pursuance of a judgment granted by this Honourable Court on 22 JULY 2024, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R95 000.00, by the Sheriff of the High Court VREDENBURG, to the highest bidder.

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

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

ERF 10990 ST HELENA BAY, IN THE SALDANHA BAY MUNICIPALITY, DIVISION MALMESBURY, PROVINCE WESTERN CAPE, MEASURING 328 (THREE HUNDRED AND TWENTY EIGHT) SQUARE METRES, HELD UNDER DEED OF TRANSFER NUMBER T6089/2011, SUBJECT TO THE CONDITIONS SET FORTH THEREIN AND FURTHER SUBJECT TO THE WRITTEN CONSENT TO THE TRANSFER OF THE PROPERTY IN FAVOUR OF ST HELENA VIEWS SECURITY ESTATE HOME OWNERS ASSOCIATION (also known as: 26 MERCY CLOSE, ST HELENA BAY, WESTERN CAPE), MAGISTERIAL DISTRICT: MALMESBURY.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): VACANT STAND.

TAKE FURTHER NOTICE THAT:

- 1. The Sale in Execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtor/s for money owing to the Execution Creditor.
 - 2. The auction will be conducted by the Sheriff 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 auction and Conditions of Sale may be inspected at the Sheriff's office, 4 Dorp Street, Vredenburg, 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 in cash 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 funds transfer on the day of the sale.
- 9. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 25 (twenty five) days after the sale.
- 10. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions.
- 11. Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of possession to the date of transfer.

Dated at PRETORIA, 30 JANUARY 2025.

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: G13757/DBS/N FOORD/CEM. -.

AUCTION

Case No: 2594/2022 Docex 4, Parow

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

In the matter between: Firstrand Mortgage Company (RF) Proprietary Limited, Plaintiff and Tefan Stalin Smith - Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

17 APRIL 2025, 12:00, 39 Fluweeltjie Crescent, Belhar, Bellville

In execution of the judgment in the High Court, granted on 8 June 2022, the under-mentioned property will be sold in execution on 17 APRIL 2025 at 12h00 at the mortgaged property at 39 Fluweeltjie Crescent, Belhar, Bellville, with a reserve of R1 000 000.00 to the highest bidder.

ERF: 17404 - BELLVILLE, situate in the City of Cape Town, Cape Division, Province Western Cape, measuring 510 square metres and held by Deed of Transfer No.T6538/2020 and known as: 39 Fluweeltjie Crescent, Belhar, Bellville.

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

PROPERTY DESCRIPTION: Main dwelling: A residential dwelling consisting of a brick building under a tile roof consisting of a lounge, dining room, kitchen, 3 x bedrooms, bathroom, 1 x shower, toilet, carport, thatched lapa and a swimming pool. Granny Flat. A residential dwelling consisting of a brick building under a tile roof consisting of a kitchen, bedroom, shower and a toilet.

Reserved price: The property will be sold with a reserve of R1 000 000.00.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days form 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 Sheriff of the Court Bellville at the address being 17 Dell Street, Parow Valley.

Dated at Parow, 31 JANUARY 2025.

Attorneys for Plaintiff(s): CSF ATTORNEYS INC, 40 McInttyre Road, Parow. Tel: 021 939-5120. Fax: 086 721 3811. Ref: TO Price/zvw/F53164. 1.

AUCTION

Case No: 2594/2022 Docex 4, Parow

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

No. 52395

In the matter between: Firstrand Mortgage Company (RF) Proprietary Limited, Plaintiff and **Tefan Stalin Smith - Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

17 APRIL 2025, 12:00, 39 Fluweeltjie Crescent, Belhar, Bellville

In execution of the judgment in the High Court, granted on 8 June 2022, the undermentioned property will be sold in execution on 17 APRIL 2025 at 12h00 at the mortgaged property at 39 Fluweeltjie Crescent, Belhar, Bellville, with a reserve of R1 000 000.00 to the highest bidder.

ERF: 17404 - BELLVILLE, situate in the City of Cape Town, Cape Division, Province Western Cape, measuring510 square metres and held by Deed of Transfer No.T6538/2020 and known as: 39 Fluweeltije Crescent, Belhar, Bellville,

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

PROPERTY DESCRIPTION: Main dwelling: A residential dwelling consisting of a brick building under a tile roof consisting of a lounge, dining room, kitchen, 3 x bedrooms, bathroom, 1 x shower, toilet, carport, thatched lapa and a swimming pool.

Granny Flat. A residential dwelling consisting of a brick building under a tile roof consisting of a kitchen, bedroom, shower and a toilet.

Reserved price: The property will be sold with a reserve of R1 000 000.00.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days form 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 Sheriff of the Court Bellville at the address being 17 Dell Street, Parow Valley.

Dated at Parow. 31 IANUARY 2025.

Attorneys for Plaintiff(s): CSF ATTORNEYS INC, 40 McInttyre Road, Parow. Tel: 021 939-5120. Fax: 086 721 3811. Ref: TO Price/zvw/F53164. 1.

> Case No: 4201/2024 **DOCEX 1, TYGERBERG**

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

In the matter between: Nedbank Limited, Plaintiff and Christiaan Pedro Klazen, First Defendant and Felicity Elana Klazen, Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 APRIL 2025, 10:00, 10 Fortuin Street, Ceres

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 15th day of April 2025 at 10:00 at 10 Fortuin Street, Ceres by the Sheriff of the High Court, to the highest bidder: Erf 3697 Ceres, situate in the Witzenberg Municipality, Divison Ceres, Province of the Western Cape, in extent: 1040 Square Metres, held by virtue of Deed of Transfer no. T37497/2022, Street address: 10 Fortuin Street, Ceres

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: 3 Bedrooms, lounge, dining room, kitchen and bathroom.

Reserved price: The property will be sold without subject to a reserve price of R850,000.00.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 21 days from the date of sale and payable simultaneously with registration of transfer.

Auctioneers charges: Payable by the Purchaser on the day of sale.

Conditions of sale: Same shall lie for inspection at the offices of the Piketberg Sheriff (Acting).

Dated at Bellville, 12 FEBRUARY 2025.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, 2nd Floor Tygervalley Office Park Building No 2, cnr

Willie van Schoor & Old Oak Roads, Bellville. Tel: 021918 9007. Fax: 0866186304. Ref: H J Crous/La/ NED15/3124. Minde Schapiro & Smith Inc.

AUCTION

Case No: 2813/2024 Docex 4, Parow

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

In the matter between: Firstrand Mortgage Company (RF) Pty Ltd, Plaintiff and Mogamat Moegsien Benjamin - Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 11:00, Sheriff Cape Town East, Unit 15 Macias Industrial Park, Cnr Montague Drive & BP Road, Montague Gardens

In execution of the judgment in the High Court, granted on 5 August 2024, the undermentioned property will be sold in execution on 9 April 2025 at 11h00 by the Sheriff Cape Town East at Unit 15 Macias Industrial Park, Cnr Montague Drive & BP Road, Montague Gardens, with a reserve price of R1 050 000.00, to the highest bidder:

Section number 38, as shown and more fully described in sectional plan number SS162/2020, in the scheme know as CHAPEL TOWERS, in respect of the land and building and or buildings situate at CAPE TOWN in the City of Cape Town, of which section the floor area, according to the said sectional plan 45 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 ST10466/2023, subject to such conditions as set out in the aforesaid deed; and

An exclusive use area described as BALCONY B38, measuring 12 square metres ,being as such part of the common property, comprising the land and the scheme known as CHAPEL TOWERS, in respect of the land and building or buildings situated at CAPE TOWN, in the City of Cape Town as more fully described on Sectional Plan No. SS162/2020, held by Notarial Deed of Cession Number SK2094/2023; and

An exclusive use area described as PARKING BAY P124, measuring 13 square metres, being as such part of the common property, comprising the land and the scheme known as CHAPEL TOWERS, in respect of the land and building or buildings situated at CAPE TOWN, in the City of Cape Town as more fully described on Sectional Plan No. SS162/2020, held by Notarial Deed of Cession Number SK2094/2023. And known as UNIT 38, CHAPEL TOWERS, 5 STUCKERIS STREET, ZONNEBLOEM.

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

PROPERTY DESCRIPTION: A single storey residential dwelling consisting of a brick building under a concrete roof consisting of a lounge, kitchen, bedroom, shower, toilet.

Reserved price: The property will be sold with a reserve of R1 050 000.00.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days form 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 Sheriff of the Court Cape Town East, Unit 15 Macias Industrial Park, Cnr Montague Drive & BP Road, Montague Gardens.

Dated at Parow, 07 FEBRUARY 2025.

Attorneys for Plaintiff(s): CSF ATTORNEYS INC, 40 McInttyre Road, Parow. Tel: 021 939-5120. Fax: 086 721 3811. Ref: TO Price/zvw/F53312. 1.

AUCTION

Case No: 7309/2023 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and XOLANI JUSTICE TSHANGELA, Defendant

NOTICE OF SALE IN EXECUTION

15 APRIL 2025, 10:00, THE SHERIFF'S OFFICE, KUILS RIVER SOUTH: 23 LANGVERWACHT ROAD, KLIPDAM, KUILS RIVER

In pursuance of a judgment granted by this Honourable Court on 24 APRIL 2024, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R797 000.00, by the Sheriff of the High Court KUILS RIVER SOUTH, to the highest bidder.

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

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

ERF 7141 EERSTE RIVER, IN THE CITY OF CAPE TOWN, DIVISION STELLENBOSCH, PROVINCE OF THE WESTERN CAPE, MEASURING 306 (THREE HUNDRED AND SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T14830/2021, SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED (also known as: 10 SEEMEEU CRESCENT, STRATFORD GREEN, EERSTE RIVER, WESTERN CAPE), MAGISTERIAL DISTRICT: KUILS RIVER.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): 3 BEDROOMS, LOUNGE, BATHROOM, OPEN PLAN KITCHEN/LOUNGE, SINGLE GARAGE.

TAKE FURTHER NOTICE THAT:

- 1. The Sale in Execution is conducted in accordance to the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtor for money owing to the Execution Creditor.
- 2. The auction will be conducted by the Sheriff: Mrs. EE Carelse, or her Deputy Sheriff: Mrs. H Combrinck.
 - 3. Advertising costs at current publication rates and sale costs according to court rules, apply.
 - 4. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
 - a) Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloadFileAction?id=99961).
- 5. The Rules of the auction and Conditions of Sale may be inspected at the Sheriff's Office, 23 Langverwacht Road, Klipdam, Kuils River, 24 hours prior to the auction.
- 6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.
- 7. All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
- 8. The Purchaser shall pay the Sheriff a deposit of 10 (ten) per cent of the purchase price in cash or by bank guaranteed cheque or by electronic transfer on the day of the sale.
- 9. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the Sheriff within 25 (twenty five) days after the sale.
- 10. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions.
- 11. Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.

Dated at PRETORIA, 10 FEBRUARY 2025.

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: S14776/DBS/N FOORD/CEM. -.

AUCTION

Case No: 17015/2022 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: ABSA BANK LIMITED, Plaintiff and NIGEL CRAIG COLLINS, 1st Defendant and SAMANTHA COLLINS, 2nd Defendant

NOTICE OF SALE IN EXECUTION

16 APRIL 2025, 10:00, THE SHERIFF'S OFFICE, MITCHELL'S PLAIN SOUTH: 48 CHURCH WAY, STRANDFONTEIN VILLAGE, MITCHELL'S PLAIN

In pursuance of a judgment granted by this Honourable Court on 18 AUGUST 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R500 000.00, by the Sheriff of the High Court MITCHELL'S PLAIN SOUTH, to the highest bidder.

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

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

ERF 14039 MITCHELLS PLAIN, IN THE CITY OF CAPE TOWN

CAPE DIVISION, WESTERN CAPE PROVINCE

IN EXTENT: 179 (ONE HUNDRED AND SEVENTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T86182/1999

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 37 LIGHTNING ROAD, ROCKLANDS, MITCHELLS PLAIN, WESTERN CAPE)

MAGISTERIAL DISTRICT: MITCHELLS PLAIN

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, BALCONY/PATIO

TAKE FURTHER NOTICE THAT:

- 1. The Sale in Execution is conducted in accordance to the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtors for money owing to the Execution Creditor.
 - 2. The auction will be conducted by the Sheriff: Ms H Mchelm, or her Deputy Sheriff: Mr R Cader.
 - 3. Advertising costs at current publication rates and sale costs according to court rules, apply.
 - 4. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
- a) Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloadFileAction?id=99961)
- 5. The Rules of the auction and Conditions of Sale may be inspected at the Sheriff's office: 48 Church Way, Strandfontein Village, Mitchells's Plain.
- 6. All bidders are required to register for the auction at the Sheriff's office within 24 hours prior to the auction with their Identity Document, proof of residence for FICA compliance.
- 7. All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
- 8. The Purchaser shall pay to the Sheriff a deposit of 10 (ten) per cent of the purchase price in cash or by bank guaranteed cheque or by electronic funds transfer immediately on the fall of the hammer or in any customary manner, provide proof thereof satisfactionary to the Sheriff.
- 9. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale.
- 10. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions.
- 11. Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.

Dated at PRETORIA, 13 FEBRUARY 2025.

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: U23913/DBS/N FOORD/CEM. -.

AUCTION

Case No: 11619/2020 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: ABSA BANK LIMITED, Plaintiff and NEBOJSA STOJANOVIC, Defendant

NOTICE OF SALE IN EXECUTION

22 APRIL 2025, 10:00, THE PREMISES: SECTION 4 (UNIT 4) PARK MEWS, 2 GLENSIDE ROAD, GREEN POINT, CAPE TOWN

In pursuance of a judgment granted by this Honourable Court on 26 MARCH 2024, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R1 366 473.42, by the Sheriff of the High Court CAPE TOWN WEST at THE PREMISES: SECTION 4 (UNIT 4) PARK MEWS, 2 GLENSIDE ROAD, GREEN POINT, CAPE TOWN, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, CAPE TOWN WEST: 60 COMMERCIAL STREET, CAPE TOWN CITY CENTRE, CAPE TOWN, 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.

- 1. A UNIT CONSISTING OF -
- (A) SECTION NO. 4 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS281/1997 IN THE SCHEME KNOWN AS PARK MEWS, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT GREEN POINT, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 60 (SIXTY) SQUARE METRES IN EXTENT; AND
- (B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN.

HELD BY DEED OF TRANSFER NO. ST18269/2003

2. AN EXCLUSIVE USE AREA DESCRIBED AS BALCONY B3, MEASURING: 7 (SEVEN) SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS PARK MEWS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT GREEN POINT, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS281/1997

HELD BY NOTARIAL DEED OF CESSION NO. SK4471/2003S

3. AN EXCLUSIVE USE AREA DESCRIBED AS PARKING BAY NO. P4, MEASURING: 13 (THIRTEEN) SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS PARK MEWS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT GREEN POINT, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS281/1997

HELD BY NOTARIAL DEED OF CESSION NO. SK4471/2003S

(also known as: SECTION 4 (UNIT 4) PARK MEWS, 2 GLENSIDE ROAD, GREEN POINT, CAPE TOWN, WESTERN CAPE)

MAGISTERIAL DISTRICT: CAPE TOWN // ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

A FLAT: BEDROOM, BATHROOM, SITTING ROOM, KITCHEN, BALCONY. PROPERTY IS IN A VERY GOOD AREA AND IN GOOD CONDITION.

TAKE FURTHER NOTICE THAT:

- 1. The Sale in Execution is conducted in accordance to the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtor(s) for money owing to the Execution Creditor.
 - 2. The auction will be conducted by the Sheriff N.N. Ntsibantu or his Deputy.
 - 3. Advertising costs at current publication rates and sale costs according to court rules, apply.
 - 4. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
 - a) Directive of the Consumer Protection Act 68 of 2008.
 (URL http://www.info.gov.za/view/DownloadFileAction?id=99961)
- 5. The Rules of the auction and Conditions of Sale may be inspected at the Sheriff's office, 60 Commercial Street, Cape Town City Centre, Cape Town, 24 hours prior to the auction.
- 6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.
- 7. All bidders are required to pay R10 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
- 8. The Purchaser shall pay to the Sheriff a deposit of 10 (ten) per cent of the purchase price in cash or by bank guaranteed cheque or by electronic funds transfer on the day of the sale.

- 9. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale.
- 10. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions.
- 11. Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.

Dated at PRETORIA, 18 FEBRUARY 2025.

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: U23252/DBS/N FOORD/CEM. -.

AUCTION

Case No: 1248/2019 Docex 4, Parow

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

In the matter between: Firstrand Bank Limited, Plaintiff and Rezaah Salie - Defendant NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

14 APRIL 2025, 11:00, 6 Harpford Close Wynberg

In execution of the judgment in the High Court, granted on 16 July 2019, the under-mentioned property will be sold in execution on 14 April 2025 at 11h00 at the mortgaged property at 6 Harpford Close, Wynberg, subject to a reserve price of R997 791.28, to the highest bidder.

ERF: 91257 - Cape Town at Wynberg , situate in the City of Cape Town, Cape Division, Province Western Cape measuring416 square metres and held by Deed of Transfer No.T63456/2009 - And known as: 6 Harpford Close, Wynberg.

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

PROPERTY DESCRIPTION:

A residential dwelling consisting of a brick building under a tiled roof consisting of a lounge, dining room, kitchen, 4 x bedrooms, shower, toilet, 2 x garages

Reserved price: The property will be sold with a reserve of R997 791.28

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days form date of sale and payable simultaneously with registration of transfer

Auctioneers charges: Payable by the purchaser on the day of sale

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court Wynberg North at the address being;

2 Coates Building, 32 Maynard Street, Wynberg

Dated at Parow, 21 FEBRUARY 2025.

Attorneys for Plaintiff(s): CSF ATTORNEYS INC, 40 McInttyre Road, Parow. Tel: 021 939 5120. Fax: 086 721 3811. Ref: TO Price/zvw/F53404. 1.

AUCTION

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

Case No: 15735/2023

In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LIMITED (First Plaintiff); and ABSA BANK LIMITED (Second Plaintiff), and DENNIS EBBES, Identity Number 821026 6132 18 9 (First Defendant); and EUDRE EBBES, Identity Number 801215 0096 08 6 (Second Defendant)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 11:00, AT THE SHERIFF'S OFFICE, SHOP 1, TWIN OAK CENTRE, 144 MAIN ROAD, SOMERSET WEST

- 1. Property: 18 Antipolis Lane, Croydon Olive Estate, Somerset West
- 2. Domicile: 18 Dahlia Street, Stellenbosch

In execution of a judgment of the above honourable court dated 26 January 2024, the undermentioned immovable property will be sold in execution on THURSDAY, 10 APRIL 2025 at 11:00 at the SHERIFF'S OFFICE, SHOP 1, TWIN OAK CENTRE, 144 MAIN ROAD, SOMERSET WEST, subject to a reserve price of R3,800,000.00

ERF 1834 CROYDON, in the City of Cape Town, Division Stellenbosch, Western Cape Province; In Extent: 700 square metres, Held by Deed of Transfer No T77092/2017

ALSO KNOWN AS: 18 ANTIPOLIS LANE, CROYDON OLIVE ESTATE, SOMERSET WEST 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) via electronic funds transfer or bank guaranteed cheque.
- 2. One-tenth of the purchase price shall be paid immediately after the property is declared to be sold and the balance of the purchase price together with interest thereon to be paid against registration of transfer.
- 3. The following improvements have been made to the property (although nothing is guaranteed in this regard). A residential dwelling comprising out of:

PLASTERED DOUBLE STOREY HOUSE UNDER A CORRUGATED IRON ROOF, 4 X BEDROOMS, 2 X BATHROOMS, LOUNGE, TV ROOM, KITCHEN, DOUBLE GARAGE, SWIMMING POOL. THE PROPERTY IS ZONED GENERAL RESIDENTIAL AND IS IN A VERY GOOD AREA AND A GOOD CONDITION.

- 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, SOMERSET WEST 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, 05 MARCH 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/ZA0614. -.

AUCTION

Case No: 14881/2024 Docex 63 Cape Town

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

In the matter between: Firstrand Bank Limited, Plaintiff and Tshepo Gumede, Defendant NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 APRIL 2025, 12:00, the office of the Sheriff of Cape Town North at Unit 15, Cavi Court, 28 Killarney Avenue, Killarney Gardens

IN EXECUTION of a judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit a sale of the following property will be held at the office of the Sheriff of Cape Town North at Unit 15, Cavi Court, 28 Killarney Avenue, Killarney Gardens, on Tuesday 15 April 2025 at 12h00, subject to a minimum reserve price of R 600 000.00 (six hundred thousand rand zero cents) as stipulated by the aforementioned Honourable Court in terms of Uniform Rule of Court 46A(8) (e), on the Conditions which will lie for inspection at the offices of the aforesaid sheriff for a period of 15 (fifteen) days prior to the sale:

- (1) A Unit consisting of-
- (a) Section No. 2 as shown and more fully described on Sectional Plan No. SS435/2003 in the scheme known as JOHN'S PLACE, in respect of the land and building or buildings situate at PARKLANDS, IN THE CITY OF CAPE TOWN, of which section the floor area, according to the said sectional plan, is 59 (fifty nine) square metres in extent; and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, Held by Sectional Deed of Transfer No. ST17952/2016

AND

(2) A Unit consisting of-

(a) Section No. 33 as shown and more fully described on Sectional Plan No. SS435/2003 in the scheme known as JOHN'S PLACE, in respect of the

land and building or buildings situate at PARKLANDS, IN THE CITY OF CAPE TOWN, of which section the floor area, according to the said sectional plan, is 20 (twenty) square metres in extent; and

(b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, Held by Sectional Deed of Transfer No. ST17952/2016

The property is improved as follows, though in this respect nothing is guaranteed: 2 Bedrooms, Bathroom, Lounge, Kitchen, Balcony, Parking Bay

- 1. This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court against the defendant for money owing to the plaintiff, and in accordance with the Consumer Protection Act 68 of 2008, as amended.
- 2. The Rules of the auction is available 24 hours before the auction and can be inspected at the office of the sheriff of the court at the abovementioned

address, and the auction will be conducted by the sheriff or his deputy.

- 3. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
- a) In accordance with the Directive of the Consumer Protection Act
- b) FICA-legislation requirements: proof of ID and residential address
- c) Payment of registration of R 15 000.00 (refundable)
- d) Registration conditions
- 4. Advertising costs at current publication tariffs & sale costs according to court rules will apply.
- 5. The purchaser shall in addition to the sheriff's commission, which is 6% (six per cent) on the first R $100\ 000.00$ of the proceeds of the sale,3.5%

(three comma five per cent) on R 100 001.00 to R 400 000.00, and 1.5% on the balance thereof, subject to a maximum commission of R 40 000.00 total plus VAT and a minimum of R 3 000.00 plus VAT, pay a deposit of 10% (ten per cent) of the purchase price in cash or bank guarantee cheque or EFT into the sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a financial institution or building society guarantee in a form acceptable to the execution creditor's attorneys, which guarantee shall be delivered by the purchaser to the sheriff within 15 (fifteen) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for in the conditions of sale .

Dated at Cape Town, 13 FEBRUARY 2025.

Attorneys for Plaintiff(s): KG Druker & Associates Inc, 19th Floor, SA Reserve Bank Building, 60 St George's Mall, Cape Town. Tel: (021) 423 5060. Fax: (021) 423 5099. Ref: FRB1/0624. -.

AUCTION

Case No: 8263/2024 Docex 63 Cape Town

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

In the matter between: Firstrand Bank Limited, Plaintiff and Sebenzile Ngishe, Defendant NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

17 APRIL 2025, 12:00, the Office of the Sheriff of Khayelitsha at 20 Sierra Way, Mandalay

IN EXECUTION of a judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit a sale of the following property will be held at the Office of the Sheriff of Khayelitsha at 20 Sierra Way, Mandalay, on Thursday 17 April 2025 at 12h00, subject to a minimum reserve price of R 370 000.00 (three hundred and seventy thousand rand zero cents) as stipulated by the aforementioned Honourable Court in terms of Uniform Rule of Court 46A(8)(e), on the Conditions which will lie for inspection at the offices of the aforesaid sheriff for a period of 15 (fifteen) days prior to the sale:

ERF 57037 KHAYELITSHA, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE, SITUATE AT 19 Simanye Street, Harare, Khayelitsha, In Extent: 100 (one hundred) square metres, Held by Deed of Transfer No. T61720/2017

The property is improved as follows, though in this respect nothing is guaranteed:

- 3 Bedrooms, Bathroom & Toilet, Kitchen, Lounge
- 1. This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court against the defendant for money owing to the plaintiff, and in accordance with the Consumer Protection Act 68 of 2008, as amended.

2. The Rules of the auction is available 24 hours before the auction and can be inspected at the office of the above mentioned sheriff of the court, and

the auction will be conducted by the sheriff or his deputy.

- 3. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
- a) In accordance with the Directive of the Consumer Protection Act
- b) FICA-legislation requirements: proof of ID and residential address
- c) Payment of registration of R 15 000.00 (refundable)
- d) Registration conditions
- 4. Advertising costs at current publication tariffs & sale costs according to court rules will apply.
- 5. The purchaser shall in addition to the sheriff's commission, which is 6% (six per cent) on the first R $100\ 000.00$ of the proceeds of the sale, 3.5%

(three comma five per cent) on R 100 001.00 to R 400 000.00, and 1.5% on the balance thereof, subject to a maximum commission of R 40 000.00 total plus VAT and a minimum of R 3 000.00 plus VAT, pay a deposit of 10% (ten per cent) of the purchase price in cash or bank guarantee cheque or EFT into the sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a financial institution

or building society guarantee in a form acceptable to the execution creditor's attorneys, which guarantee shall be delivered by the purchaser to the sheriff within 15 (fifteen) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for in the conditions of sale .

Dated at Cape Town, 14 FEBRUARY 2025.

Attorneys for Plaintiff(s): KG Druker & Associates Inc, 19th Floor, SA Reserve Bank Building, 60 St George's Mall, Cape Town. Tel: (021) 423 5060. Fax: (021) 423 5099. Ref: FRB1/0621. -.

AUCTION

Case No: 42/2021 Docex 1 Tygerberg

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

In the matter between: FirstRand Bank Limited formerly known as First National Bank of Southern Africa Limited, Plaintiff and Mr Ebrahim Allie Enos Murudker N.O. - 1st Defendant Mr Ebrahim Allie Enos Murudker - 2nd Defendant

NOTICE OF SALE IN EXECUTION

09 APRIL 2025, 11:00, WYNBERG EAST SHERIFF'S OFFICE, EBENEZER ROAD, HOUSE VINCENT, 3rd FLOOR, WYNBERG MEWS, WYNBERG

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on Wednesday, 9 April 2025 at 11:00 at WYNBERG EAST SHERIFF'S OFFICE, EBENEZER ROAD, HOUSE VINCENT, 3rd FLOOR, WYNBERG MEWS, WYNBERG by the Sheriff of the High Court, to the highest bidder:

Erf 35799 Cape Town at Athlone, situate in the City of Cape Town, Cape Division, Province of the Western Cape, in extent: 1122 (One Thousand One Hundred and Twenty Two) Square Metres, held by virtue of Deed of Transfer no. T 22104/2008, Street address: 2 Brain Road, Surrey Estate

The following additional information is furnished though in this respect nothing is guaranteed in the event of the information not being correct.

Improvements and location: A dwelling comprising: Entrance Hall, Lounge, Family Room, Dining Room, Kitchen, 4 x Bedrooms, 3 x Bathrooms, 2 x Showers, 3 x W/C, 2 x Out Garages, Storeroom, W/C Reserved price: The property will be sold without reserve.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 21 days from the date of sale and payable simultaneously with registration of transfer.

Auctioneers charges: Payable by the Purchaser on the day of sale.

Conditions of sale: Same shall lie for inspection at the offices of the Wynberg East 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/FIR73/2365. MINDE SCHAPIRO & SMITH INC.

AUCTION

Case No: 14684/2019 Docex: (021)683-3553

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

In the matter between: Standard Bank of South Africa Limited, Plaintiff and LO-DEAN JEVARNE CAROLISSEN, First Defendant and BEVURNISE JAY MINTOOR, Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 APRIL 2025, 10:00, At the Sheriff's office, 23 Langverwacht Road, Klipdam, Kuils River

In pursuance of a judgment granted on the 13th September 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 15th April 2025 a 10:00, by the Sheriff of the Court Kuils River Southat the Sheriff's office, 23 Langverwacht Road, Klipdam, Kuils Riverto the highest bidder subject to a reserve of R462 500.00 (four hundred and sixty two thousand five hundred rand)

Description: Erf 537, KLEINVLEI, in the City of Cape Town, Stellenbosch Division, Province of the Western Cape

In extent: 625 (six hundred and twenty five) square metres

Held by: Deed of Transfer no. T42837/2014

Address: Known as 8 Adenandra Street, Forest Heights

Zoned: Residential

The Rules of the auction will be available twenty-four (24) hours before the auction and can be inspected at the office of the Sheriff of the Court for Kuils River South

- 1. Registration as a buyer is a pre-requisite subject to specific conditions inter alia:
- 1.1 In accordance with the Consumer Protection Act 68 of 2008

(URL http://www.info.gov.za/view/downloadfileAction?id=9961)

- 1.2 FICA legislation requirements: proof of ID and residential address
- 1.3 Payment of registration of R15 000.00 cash (refundable)
- 1.4 Registration conditions
- 2. Advertising costs at current publication rates and sale costs according to the Court Rules apply
- 3. Payment: 10% of the purchase price must be paid in cash or bank guaranteed cheque at the time of the sale, and the balance (plus interest at 11.30%per annum calculated on the Applicant's claim from the date of sale to the date of transfer) against registration of transfer, which amounts are to be secured by approved bank guarantee to be delivered within twenty-one (21) days of the sale
- 4. The following improvements are stated but not guaranteed: Three (3) bedrooms, lounge, kitchen bathroom
 - 5. The Sheriff shall require of any bidder satisfactory proof of his ability to pay the said deposit
- 6. The Purchase shall immediately on demand by the Sheriff, pay the sheriff's commission as follows: 6% on the first R100 000.00 of the proceeds of the sale; 3.5% on R100 001.00 to R400 000.00; and 1.5% on the balance of the proceeds of the Sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the Sheriff's bank charges and after expenses incurred in paying the proceeds into his or her Trust Account), which Commission shall be paid by the Purchaser.
- 6. Conditions: The full Conditions of Sale will be read out immediately prior to the sale and may be inspected at the office of the Sheriff for Kuils River South, tel 021 905 7450.

Dated at Claremont, 11 MARCH 2025.

Attorneys for Plaintiff(s): De Klerk & Van Gend Inc, 2 Oakdale Road, Claremont, care of De Klerk & Van Gend Inc, 3rd Floor, Absa Building, 132 Adderley Street, Cape Town Email: dvanlelyveld@dkvg.co.za. Tel: (021)683-3553. Fax: (021)671-3829. Ref: DEB11757/Mrs van Lelyveld. -.

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

Case No: 12654/18

NEDBANK LIMITED / PETRUS JOHANNES BESTBIER NEDBANK LIMITED, Plaintiff and PETRUS JOHANNES BESTBIER (IDENITY NUMBER: 610716 5035 082), 1st Defendant, HANLIE BESTBIER (IDENTITY NUMBER: 631222 0013 083), 2nd Defendant, CAREL BRINK BESTBIER (IDENTITY NUMBER: 661107 5126 084), 3rd Defendant and FRANS STEPHANUS BOTES (IDENTITY

NUMBER: 580325 5053 086) (In their personal capacities and in their representative capacities as trustees of the Goede Hoop Trust, IT1333/94), 4th Defendant

07 APRIL 2025, 10:00, GOEDEHOOP ESTATE, KUILSRIVER, WESTERN CAPE

KINDLY TAKE NOTICE THAT that the following property will be offered for sale in execution, by public auction, on7 APRIL 2025 at10:00 at theGoedehoop Estate, Kuilsriver, Western Cape in terms of a warrant of execution issued pursuant to a judgment granted by the abovementioned Honourable Court on 17 September 2020:

CERTAIN: Remainder of Portion 2 (Portion of Portion 1) of the Farm Good Hope Number 220,In the Stellenbosch Municipality, Division Stellenbosch.

Although no warranties are given:

The property is a 115,6623 hectare Wine Estate with 58,4 ha vines including 11,3 ha Sauvignon Blanc, 10,6 ha Chenin Blanc, 2,57 ha Chardonay, 8,7 ha Cabernet, 8,96 ha Shiraz, 2,64 ha Cinsaut, 5,18 ha Merlot, 1,01 ha Malbec, 7,39 ha Pinotage.

The Improvements on the Property Consists of:

A Main Brick and Mortar Farm House, with a Zink Roof, 5 Bedrooms, 3 Bathrooms, Livingroom, TV Room, 2 Kitchens with built in Cupboards, Laundry, Study and an Attic with 1 Bedroom and a Storage Room.

And

Office Brick and Mortar Building with Zink Roof consisting of 3 Offices, Kitchen, Bathroom and Storage Room.

And

Brick and Mortar Cellar Consisting of a Tasting Room, Kitchen, Office, Small Storage Room and a Big Storage Room.

And

Church Brick and Mortar Building with Asbestos Roof with an Office and Toilet.

And

2 Brick and Mortar Garages with Asbestos Roof.

And

Labourer Houses:

House 1: Consisting of 2 Bedrooms, Bathroom and a Kitchen.

House 2: Consisting of 1 Bedroom, Bathroom and Kitchen

House 3: Consisting of 2 Bedrooms, Bathroom, Kitchen and Living Room.

House 4: Consisting of a Bedroom, Bathroom, Kitchen and Living Room

House 5: Consisting of a Bedroom, Bathroom and Kitchen.

House 6: Consisting 2 Bedrooms and a Kitchen.

House 7: Consisting of 1 Bedroom.

House 8: Consisting of 2 Bedrooms and a Kitchen.

House 9: 2 Bedrooms, Bathroom and a Kitchen.

House 10: Consisting of 2 Bedrooms, Bathroom and Livingroom.

House 11: Consisting of 2 Bedrooms, Bathroom and a Livingroom.

House 12: Consisting of 1 Bedroom, Kitchen and Living Room.

The Conditions of Sale may be inspected at the office, or obtained from the Sheriff of the High Court, Stellenbosch, Tel 021 877 9999 and/or VanderSpuy Cape Town, 1st Floor, 56 Shortmarket Street, Cape Town - Tel 021 419 3622

Dated at CAPE TOWN, 12 MARCH 2025.

Attorneys for Plaintiff(s): VANDERSPUY CAPE TOWN INC., 1ST FLOOR, 56 SHORTMARKET STREET CAPE TOWN, REF: CAG LANGLEY. Tel: 021 419 3622. Fax: -. Ref: NED1/0695. -.

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

Case No: 10345/2020

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED - EXECUTION CREDITOR and NADEEM DETTE & JASMINAH DETTE - EXECUTION DEBTORS

SALE IN EXECUTION

08 APRIL 2025, 10:00, THE SHERIFF'S OFFICE, SHERIFF KUILSRIVER SOUTH, 23 LANGVERWACHT ROAD, KLIPDAM, KUILRIVER

IN TERMS of a judgment granted by the High Court of South Africa (Western Cape Division, Cape Town), the undermentioned property will be sold in execution subject to a reserve price of R830, 768.81in execution by PUBLIC AUCTION held at SHERIFF'S OFFICE, SHERIFF KUILSRIVER SOUTH, U23 LANGVERWACHT ROAD, KLIPDAM, KUILRIVER, to the highest bidder on TUESDAY, 8 APRIL 2025 at 10H00:

ERF 4254 BLUE DOWNS IN THE CITY OF CAPE TOWN, STELENBOSCH DIVISION, PROVINCE OF THE WESTERN CAPE

In Extent: 367 SQUARE METRES Title Deed No. T36664/1997

Street address: 24 TEAL ROAD, ELECTRIC CITY, EERSTE RIVER

Magisterial district: BELLVILLE

CONDITIONS OF SALE

- (1) The property will be sold in execution subject to reserve price of R830, 768.81to the highest bidder by Public Auction and subject to the provisions and conditions of the sale which will be announced by the Sheriff immediately before the sale and will lie for inspection at the offices of The Sheriff, SHERIFF KUILSRIVER SOUTH, 23 LANGVERWACHT ROAD, KLIPDAM, KUILSRIVER and also subject to the servitudes and conditions attaching to the property contained in the relevant Title Deed.
- (2) The following information is furnished but not guaranteed: 3 BEDROOMS, LOUNGE, KITCHEN, BATHROOM.
- (3) The Purchaser shall on completion of the sale, pay a deposit of 10% of the purchase price immediately on demand by the sheriff, in cash or by bank guaranteed cheque or per electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the balance of the purchase price against registration of transfer of the property into the name of the purchaser, which payment shall be secured by an approved bank guarantee within 21 (twenty one) days of the date of sale.
- (4) The Purchaser shall pay the Sheriff's commission on the day of sale, on the tariff set out in the conditions of sale.
- (5) This sale shall take place in accordance with the Consumer Protection Act 68 of 2008, as amended: http://www.info.gov.za/view/Download/FileAction?id=99961
- (6) The specific rules of auction will be available for inspection at the office of the Sheriff for a period of not less than twenty four hours prior to the auction and the Sheriff may refuse to register or accept any bid from any person who fails to comply therewith.
 - (7) Registration as a buyer is pre-requisite subject to specific conditions, inter alia:
 - 7.1 In accordance with the Directive of the Consumer Protection Act 68 of 2008;
 - 7.2 FICA-legislation requirements: proof of ID and residential address;
 - 7.3 Payment of a registration Fee of R15,000.00 in cash (refundable);
 - 7.4 Registration conditions

Dated at BELLVILLE, 12 MARCH 2025.

Attorneys for Plaintiff(s): STBB ATTORNEYS, 5 HIGH STREET, ROSENPARK, TYGERVALLEY. Tel: 021 943 3800. Fax: Anitakr@stbb.co.za. Ref: ZB010549/AW/ak. -.

Case No: 17644/2019

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED - EXECUTION CREDITOR and THEODORE ALEXANDER & JACQUELINE JACOBS - EXECUTION DEBTORS

SALE IN EXECUTION

08 APRIL 2025, 12:00, 61 ARMADE CRESCENT, BELLVILLE SOUTH

IN TERMS of a judgment granted by the High Court of South Africa (Western Cape Division, Cape Town), the undermentioned property will be sold in execution subject to a reserve price of R830, 768.81in execution by PUBLIC AUCTION held at 61 ARMADE CRESCENT, BELLVILLE SOUTH, to the highest bidder on TUESDAY, 8 APRIL 2025 at 12H00:

ERF 35478 BELLVILLE IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

In Extent: 331 SQUARE METRES Title Deed No. T112819/2004

Street address: 2 1 ARMADE CRESCENT, BELLVILLE SOUTH

Magisterial district: BELLVILLE

CONDITIONS OF SALE

- (1) The property will be sold in execution subject to reserve price of R830, 768.81to the highest bidder by Public Auction and subject to the provisions and conditions of the sale which will be announced by the Sheriff immediately before the sale and will lie for inspection at the offices of The Sheriff, SHERIFF BELLVILLE HIGH COURT, 17 DELL STREET, KLIPKOP, PAROW VALLEY and also subject to the servitudes and conditions attaching to the property contained in the relevant Title Deed.
- (2) The following information is furnished but not guaranteed: 3 DWELLING CONSISTING OF TILED ROOF, BRICK, PLASTERED WALLS, 3 BEDROOMS, 2 BATHROOMS/TOILETS, KITCHEN, LOUNGE, CARPORT, BURGLAR ALARMS, SAFETY GATES, AND VIBERCRETE WALLS.
- (3) The Purchaser shall on completion of the sale, pay a deposit of 10% of the purchase price immediately on demand by the sheriff, in cash or by bank guaranteed cheque or per electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the balance of the purchase price against registration of transfer of the property into the name of the purchaser, which payment shall be secured by an approved bank guarantee within 21 (twenty one) days of the date of sale.
- (4) The Purchaser shall pay the Sheriff's commission on the day of sale, on the tariff set out in the conditions of sale.
- (5) This sale shall take place in accordance with the Consumer Protection Act 68 of 2008, as amended: http://www.info.gov.za/view/Download/FileAction?id=99961
- (6) The specific rules of auction will be available for inspection at the office of the Sheriff for a period of not less than twenty four hours prior to the auction and the Sheriff may refuse to register or accept any bid from any person who fails to comply therewith.
 - (7) Registration as a buyer is pre-requisite subject to specific conditions, inter alia:
 - 7.1 In accordance with the Directive of the Consumer Protection Act 68 of 2008;
 - 7.2 FICA-legislation requirements: proof of ID and residential address;
 - 7.3 Payment of a registration Fee of R15,000.00 in cash (refundable);
 - 7.4 Registration conditions

Dated at BELLVILLE, 12 MARCH 2025.

Attorneys for Plaintiff(s): STBB ATTORNEYS, 5 HIGH STREET, ROSENPARK, TYGERVALLEY. Tel: 021 943 3800. Fax: Anitakr@stbb.co.za. Ref: ZB010115/AW/ak. -.

AUCTION

Case No: 21703/2023 Docex 63 Cape Town

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

In the matter between: Firstrand Mortgage Company (RF) (Pty) Limited, Plaintiff and David Henry Swartz, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 APRIL 2025, 11:00, the office of the Sheriff of Goodwood at Unit B5, Coleman Business Park, Coleman Street, Elsies River

IN EXECUTION of a judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit a sale of the following property will be held at the office of the Sheriff of Goodwood at Unit B5, Coleman Business Park, Coleman Street, Elsies River, on Wednesday 09 April 2025 at 11h00, subject to a minimum reserve price of R 470 000.00 (four hundred and seventy thousand rand zero cents) as stipulated by the aforementioned Honourable Court in terms of Uniform Rule of Court 46A(8)(e), on the Conditions which will lie for inspection at the offices of the aforesaid sheriff for a period of 15 (fifteen) days prior to the sale:

- (1) A Unit consisting of-
- (a) Section No. 522 as shown and more fully described on Sectional Plan No. SS349/2022 in the scheme known as PAARL ROCK, in respect of the land and building or buildings situate at CONRADIE PARK, IN THE CITY OF CAPE TOWN, of which section the floor area, according to the said sectional plan, is 35 (thirty five) square metres in extent; and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

Held by Sectional Deed of Transfer No. ST1966/2023;

The property is improved as follows, though in this respect nothing is guaranteed: 1 Bedroom, Bathroom, Open Plan Kitchen & Lounge

Case No: CA2610/2024

- 1. This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court against the defendant for money owing to the plaintiff, and in accordance with the Consumer Protection Act 68 of 2008, as amended.
- 2. The Rules of the auction is available 24 hours before the auction and can be inspected at the office of the sheriff of the court at the abovementioned address, and the auction will be conducted by the sheriff or his deputy.
 - 3. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
 - a) In accordance with the Directive of the Consumer Protection Act
 - b) FICA-legislation requirements: proof of ID and residential address
 - c) Payment of registration of R 15 000.00 in cash (refundable)
 - d) Registration conditions
 - 4. Advertising costs at current publication tariffs & sale costs according to court rules will apply.
- 5. The purchaser shall in addition to the sheriff's commission, which is 6% (six per cent) on the first R 100 000.00 of the proceeds of the sale, 3.5% (three comma five per cent) on R 100 001.00 to R 400 000.00, and 1.5% on the balance thereof, subject to a maximum commission of R 40 000.00 total plus VAT and a minimum of R 3 000.00 plus VAT, pay a deposit of 10% (ten per cent) of the purchase price in cash or bank guarantee cheque or EFT into the sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a financial institution or building society guarantee in a form acceptable to the execution creditor's attorneys, which guarantee shall be delivered by the purchaser to the sheriff within 15 (fifteen) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for in the conditions of sale.

Dated at Cape Town, 05 FEBRUARY 2025.

Attorneys for Plaintiff(s): KG Druker & Associates Inc, 19th Floor, SA Reserve Bank Building, 60 St George's Mall, Cape Town. Tel: (021) 423 5060. Fax: (021) 423 5099. Ref: FRB1/0555. -.

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division)

In the matter between: NEDBANK LIMITED, Plaintiff and BERTRAM LEON TRANTAAL, **Defendant**

Sale In Execution

11 APRIL 2025, 09:00, The Sheriff, 11 St John Street, Malmesbury

I In execution of judgment in this matter, a sale will be held on 11 APRIL 2025 at 09H00 at THE SHERIFF, 11 ST JOHN STREET, MALMESBURY, of the immovable property described as:

ERF 5290 WESFLEUR, in the City of Cape Town, Division Cape, Western Cape Province, IN EXTENT: 284 Square Metres, Held under Deed of Transfer No: T 45306/2007, ALSO KNOWN AS: 59 BRECON STREET, BEACON HILL, WESFLEUR

IMPROVEMENTS (not guaranteed): 2 x bedrooms, 1 & ½ toilet & bathroom, kitchen & dining room open plan, asbestos roof

- 1. This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof.
- 2. The Purchasers shall pay the sheriff a deposit of 10% of the purchase price in cash or an EFT on the day of the sale.
- 3. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 14 (fourteen) days after the sale.
- 4. The property may be taken possession of after signature of the conditions of sale, payment of the 10% deposit and upon the balance of the purchase price being secured in terms of condition 7(b).
- 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of R per month from to date of transfer.
- 6. The sale will be conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the Defendant for the money owing to the Plaintiff.
 - 7. The auction will be conducted by the Sheriff and/or deputy: M S Basson.
 - 8. Advertising costs at current publication rates and sale costs according to court rules, apply.
 - 9. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- Directive of the Consumer Protection Act 68 of 2008 (URL: http://www.info.gov.za/view/DownloadFileAction?id=99961)
- 10. All bidders are required to present their identity document together with their proof of residence for FICA Compliance.
- 11. All bidders are required to pay R15 000-00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
- 12. The property shall be sold by the Malmesbury Sheriff at 11 St John Street, Malmesbury, subject to a reserve price of R350,000.00.

Rules of the auction and conditions of sale may be inspected at the Sheriff's Office: 11 St John Street, Malmesbury, 24 hours prior to the auction.

HEROLD GIE ATTORNEYS

Dated at Cape Town, 07 MARCH 2025.

Attorneys for Plaintiff(s): Herold Gie Attorneys, Wembley 3, 80 McKenzie Street, Cape Town. Tel: 021 464 4786. Fax: 021 465 1651. Ref: PALR/dg/NED2/2951. -.

AUCTION

Case No: 6324/2023 Docex 4, Parow

Case No: 16243/2022

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

In the matter between: Firstrand Bank Limited, Plaintiff and Carol Ngunda - First Defendant Lizo and Nelson Gwaxula - Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 APRIL 2025, 12:00, Sheriff Khayelitsha 20 Sierra Way, Mandalay

In execution of the judgment in the High Court, granted on 4 June 2024, the under-mentioned property will be sold in execution on 10 April 2025 at 12h00 at the offices of the sheriff Khayelitsha situated at 20 Sierra Way, Mandalay, subject to a reserve price of R460 000.00, to the highest bidder.

ERF: 75600 - Khayelitsha, situate in the City of Cape Town, Cape Division, Province Western Cape measuring 148 square metres and held by Deed of Transfer No.T36832/2017 - And known as: 20 Zanaxolo Street, Ilitha Park, Khayelitsha.

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

PROPERTY DESCRIPTION:

A residential dwelling consisting of a cement block building under a tile roof consisting of a lounge, kitchen, 2 x bedrooms, toilet.

Reserved price: The property will be sold with a reserve of R460 000.00

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days form date of sale and payable simultaneously with registration of transfer

Auctioneers charges: Payable by the purchaser on the day of sale

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court, Khayelitsha at the address being;

20 Sierra Way, Mandalay

Dated at Parow, 22 JANUARY 2025.

Attorneys for Plaintiff(s): CSF ATTORNEYS INC, 40 McInttyre Road, Parow. Tel: 021 939 5120. Fax: 086 721 3811. Ref: TO Price/zvw/F53314. 1.

AUCTION

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 EDWARD THEUNIS (IDENTITY NUMBER: 6506195187083) & ZELDA THEUNIS (IDENTITY NUMBER: 6404290191087), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 APRIL 2025, 14:00, Sheriff of the High Court Bellville at 103 Jan Dissels Street, Leiden, Delft

In pursuance of a judgment and warrant granted on 18 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 15 April 2025 at 14:00 by the Sheriff of the High Court Bellvilleat 103 Jan Dissels Street, Leiden, Delft to the highest bidder subject to a reserve price of R240 000.00:- ERF 19005 DELFT, SITUATE IN THE CITY OF CAPE TOWN DIVISION CAPE, PROVINCE OF THE WESTERN CAPE IN EXTENT 205 (TWO HUNDRED AND FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T51208/2003 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. SUBJECT FURTHER TO THE CONDITIONS CONTAINED IN SECTIONS 10B OF THE HOUSING ACT NUMBER 107 OF 1997, AMENDED IN 200 SITUATED: 103 Jan Dissels Street, Leiden, Delft

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. improvements on the property consist of the following: Corrugated iron roof; Brick plastered walls; 1 x Lounge; 1 x Dining room; 1 x Kitchen; 2/3 Bedrooms; Bathroom/toilet; Singel garage; Viber Crete fence, burglar bars, safety gates. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANTS, EDWARD THEUNIS (IDENTITY NUMBER: 6506195187083) and ZELDA THEUNIS (IDENTITY NUMBER 6404290191087), under their names under Deed of Transfer No. T51208/2003. The full conditions and rules of auction may be inspected at the offices of the Sheriff of the High Court Bellville at 17 Dell Street, Klipkop, Parow Valley 24 hours before the auction. Take further notice that: 1 Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloadFileAction?id=99961) b) FICA legislation requirement: Proof of identity and residential address. C)Payment of a registration of R50 000.00 via bank guaranteed cheque for immovable property. D) Advertising costs at current publication rates and sale costs according to court rules apply 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 . 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 of registration of transfer. 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/IC000682

Dated at Pretoria. 10 MARCH 2025.

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/IC000682. -.

AUCTION

IN DIE HOË HOF VAN SUID AFRIKA (WES-KAAPSE AFDELING, KAAPSTAD) Case No: 11310/2020

In die saak tussen: NEDBANK BEPERK (Eiser), Plaintiff and RUDI LAUBSCHER (Verweerder), Defendant

KENNISGEWING VAN GEREGTELIKE VERKOPING: VASTE EIENDOM 08 APRIL 2025, 12:00, by die perseel, Gie Straat 96, Parklands

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 13 April 2021, sal die ondervermelde onroerende eiendom op DINSDAG, 8 APRIL 2025 om 12:00 by die perseel, 96 Gie Straat, Parklands, Wes-Kaap in ekskusie verkoop word aan die hoogste bieder sonder reserweprys, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Erf 3927 PARKLANDS, in die Stad Kaapstad, Afdeling Kaap, Wes-Kaap Provinsie geleë te Gie Straat 96, Parklands, Wes-Kaap; groot 569 vierkante meter; gehou kragtens Transportakte nr T50320/2015. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: a dwelling with tiled roof, 5 bedrooms, 4 bathrooms, 2 lounges, braai room, tv room, diningroom, 2 kitchens, scullery, double garage, swimming pool, burglar bars and safety gates. Betaalvoorwaardes: Tien

persent (10%) van die koopprys moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balans-koopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die waarnemende balju vir die Hooggeregshof, KAAPSTAD-NOORD. (verw. A J L Titus; tel 021 556 2818).

Dated at TYGERVALLEI, 19 FEBRUARY 2025.

Attorneys for Plaintiff(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Fax: -. Ref: JF/LS/N2460. -.

AUCTION

Case No: 7823/2024 (021)683-3553

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

In the matter between: Standard Bank of South Africa Limited, Plaintiff, and EBRAHIEM FRIDIE, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 APRIL 2025, 11:00, At the Sheriff's office, Unit B5, Coleman Business Park, Coleman Street, Elsies River

In pursuance of a judgment granted on the 16th October 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 15th April 2025 a 11:00, by the Sheriff of the Court Goodwoodat the Sheriff's office, Unit B5, Coleman Business Park, Coleman Street, Elsies Riverto the highest bidder subject to a reserve of R630 000.00 (six hundred and thirty thousand rand)

Description: Erf 135767 CAPE TOWN, in the City of Cape Town, Cape Division, Province of the Western Cape

In extent: 123 (one hundred and twenty three) square metres

Held by: Deed of Transfer no. T41431/2014

Address: Known as 185A Jakkalsvlei Avenue, Bonteheuwel

Zoned : Residential

The Rules of the auction will be available twenty-four (24) hours before the auction and can be inspected at the office of the Sheriff of the Court for Goodwood

- 1. Registration as a buyer is a pre-requisite subject to specific conditions inter alia:
- 1.1 In accordance with the Consumer Protection Act 68 of 2008

(URL http://www.info.gov.za/view/downloadfileAction?id=9961)

- 1.2 FICA legislation requirements : proof of ID and residential address
- 1.3 Payment of registration of R15 000.00 cash (refundable)
- 1.4 Registration conditions
- 2. Advertising costs at current publication rates and sale costs according to the Court Rules apply
- 3. Payment: 10% of the purchase price must be paid in cash or bank guaranteed cheque at the time of the sale, and the balance (plus interest at 14.100%per annum calculated on the Applicant's claim from the date of sale to the date of transfer) against registration of transfer, which amounts are to be secured by approved bank guarantee to be delivered within twenty-one (21) days of the sale
- 4. The following improvements are stated but not guaranteed: Semi-detached double storey, plastered walls, asbestos roof, tile and laminated floors, lounge/dining room, three (3) bedrooms, bathroom with toilet and shower, vibracrete fece boundary, general residential zoning, concrete paving.
 - 5. The Sheriff shall require of any bidder satisfactory proof of his ability to pay the said deposit
- 6. The Purchase shall immediately on demand by the Sheriff, pay the sheriff's commission as follows: 6% on the first R100 000.00 of the proceeds of the sale; 3.5% on R100 001.00 to R400 000.00; and 1.5% on the balance of the proceeds of the Sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the Sheriff's bank charges and after expenses incurred in paying the proceeds into his or her Trust Account), which Commission shall be paid by the Purchaser.
- 6. Conditions: The full Conditions of Sale will be read out immediately prior to the sale and may be inspected at the office of the Sheriff for Goodwood, tel 021 592 0140.

Dated at Claremont, 18 MARCH 2025.

Attorneys for Plaintiff(s): De Klerk & Van Gend Inc, 2 Oakdale Road, Claremont, care of De Klerk & Van Gend Inc, 3rd Floor, Absa Building, 132 Adderley Street, Cape Town Email: dvanlelyveld@dkvg.co.za. Tel: (021)683-3553. Fax: (021)671-3829. Ref: DEB12622/Mrs van Lelyveld. -.

PAUC

PUBLIC AUCTIONS, SALES AND TENDERS OPENBARE VEILINGS, VERKOPE EN TENDERS

GAUTENG

Park Village Auctions

Ex Insolvent Estates & Liquidators and Repossession Managers and Financial Institutions (Master's Reference: none)

Timed Online Auction Notice

2025-03-26, 10:00, Park Village Auctions Warehouse, 8 Prolecon Road, Prolecon, **Johannesburg**

Timed Online Auction Commencing at 10:00am on Wednesday 26 March, 2025

Closing at 10:00am on Wednesday 2 April, 2025

Catering Equipment; Office furniture & equipment; Household furniture & equipment.

Viewing: by appointment

R10 000.00 refundable registration deposit payable. Buyer's commission payable.

Natashia/Elaine/Vera, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg, 011-334-2649, 011-789-4369, www.parkvillage.co.za, auctions@parkvillage.co.za, Ref: -.

Park Village Auctions Duly instructed by the Financial Institution (Master's Reference: none)

Timed Online Auction Notice

2025-03-31, 10:00, 58 Waterhouse Street, Benoni AH (Ptn 321 of the Farm Vlakfontein 30 measuring 12 524 square metres)

Timed Online auction commencing at 10:00 on Monday 31 March, 2025

Closing at 10:00am on Friday 4 April, 2025

A residential home with a lounge, dining room, study, kitchen, scullery, linen room, three bedrooms and two bathrooms, there are also two office sections attached to the dwelling.

There is a double carport, a large thatched entertainment area with a swimming pool and a 2 Bed Cottage at the back of the dwelling.

Viewing: Sunday 30 March, 2025 from 2pm - 4pm

15% deposit payable on the fall of the hammer, balance within 30 days of confirmation.

Buyer's commission payable. R15 000.00 refundable registration deposit payable

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg, 011-789-4375, 011-789-4369, www.parkvillage.co.za, auctions@parkvillage.co.za, Ref: -.

> **Park Village Auctions Duly instructed by the Financial Institution** (Master's Reference: none)

> > Timed Online Auction Notice

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