

# Government Gazette Staatskoerant

REPUBLIEK VAN SUID-AFRIKA

Vol. 719 Pretoria, 2 May 2025 No. 52584 Mei

PART 1 OF 2



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## 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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government printing Department: Government Printing Works REPUBLIC OF SOUTH AFRICA

## HIGH ALERT: SCAM WARNING!!!

#### TO ALL SUPPLIERS AND SERVICE PROVIDERS OF THE

#### **GOVERNMENT PRINTING WORKS**

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

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

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

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

Example of e-mails these fraudsters are using:

#### PROCUREMENT@GPW-GOV.ORG

GPW has an official email with the domain as @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

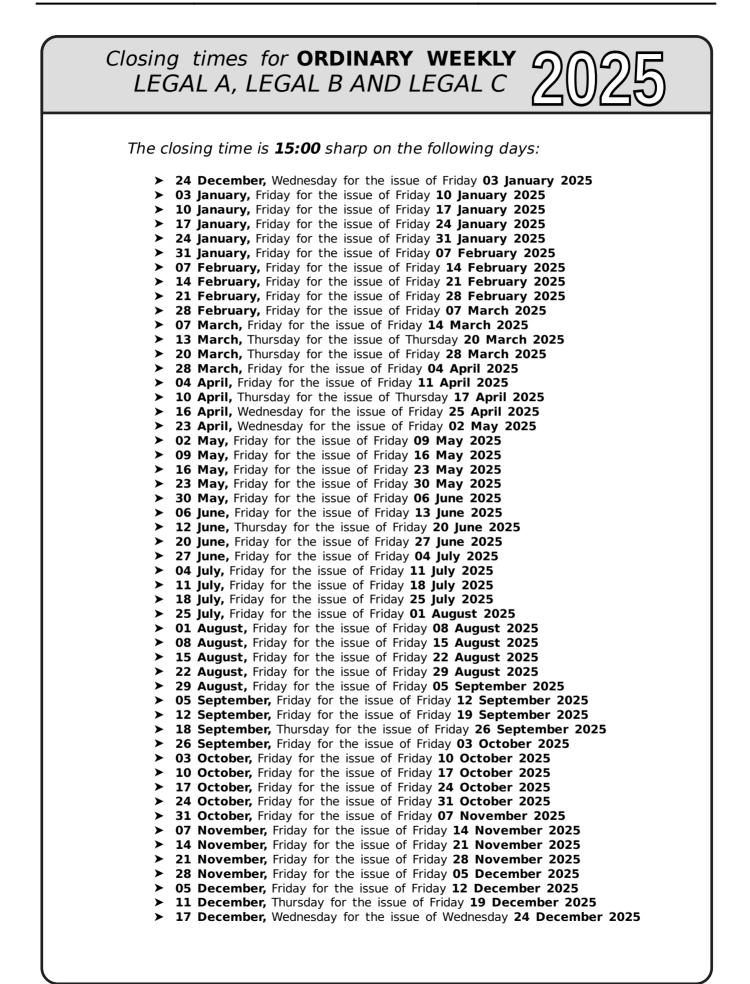
- If you are registered on the supplier databases and you receive a request to tender or quote that seems to be from a government department, contact the department to confirm that the request is legitimate. Do not use the contact details on the tender document as these might be fraudulent.
- Compare tender details with those that appear in the Tender Bulletin, available online at <a href="http://www.gpwonline.co.za">www.gpwonline.co.za</a>
- 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



### 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**

- 1. The Government Gazette and Government Tender Bulletin are weekly publications that are published on Fridays and the closing time for the acceptance of notices is strictly applied according to the scheduled time for each gazette.
- 2. Please refer to the Submission Notice Deadline schedule in the table below. This schedule is also published online on the Government Printing works website <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 <b>after</b> 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 <b>after</b> submission deadline
Northern Cape Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 working days <b>after</b> submission deadline
National Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 working days <b>after</b> submission deadline
Mpumalanga Liquor License Gazette	Bi-Monthly	Second & Fourth Friday	One week before publication	3 working days prior to publication

#### EXTRAORDINARY GAZETTES

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

#### NOTICE SUBMISSION PROCESS

- 4. Download the latest *Adobe* form, for the relevant notice to be placed, from the **Government Printing Works** website <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 <u>submit.egazette@gpw.gov.za</u>. 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.
- 10. To avoid duplicated publication of the same notice and double billing, Please submit your notice **ONLY ONCE.**
- 11. Notices brought to **GPW** by "walk-in" customers on electronic media can only be submitted in *Adobe* electronic form format. All "walk-in" customers with notices that are not on electronic *Adobe* forms will be 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 <u>info.egazette@gpw.gov.za</u>). 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;
  - 27.2. erroneous classification of a notice, or the placement of such notice in any section or under any heading other than the section or heading stipulated by the advertiser;
  - 27.3. any editing, revision, omission, typographical errors or errors resulting from faint or indistinct copy.

#### LIABILITY OF ADVERTISER

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

#### **C**USTOMER 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.

#### **P**AYMENT 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.

#### **P**ROOF OF PUBLICATION

- Copies of any of the Government Gazette or Provincial Gazette can be downloaded from the Government Printing Works website <u>www.gpwonline.co.za</u> 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 Works	Private Bag X85	Bank: ABSA Bosman Street
149 Bosman Street	Pretoria	Account No.: 405 7114 016
Pretoria	0001	Branch Code: 632-005
For Gazette and Notice submiss	ions: Gazette Submissions:	E-mail: submit.egazette@gpw.gov.za
For queries and quotations, contact: Gazette Contact Centre:		E-mail: info.egazette@gpw.gov.za
		<b>Tel:</b> 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: 2023/30439 DX 31 SANDTON SQUARE

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

In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Judgment Creditor and Absa Bank Limited, Second Judgment Creditor, Plaintiff and Tafadziwanashe Mudyanadzo, First Judgment Debtor and Shumirai Patience Mudyanadzo, Second Judgment Debtor, Defendant

NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025, 09:00, 39A Louis Trichardt Avenue, Alberton North

This is a sale in execution pursuant to judgments obtained in the above Honourable Court dated the 04 SEPTEMBER 2023 and varied on 19 NOVEMBER 2024in terms of which the below property will be sold in execution by the office of Sheriff PALM RIDGE, MR IAN BURTON OR HIS DEPUTY on WEDNESDAY 21 MAY 2025 at 09:00at 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTHto the highest bidder subject to a reserve price of R500 000.00.

A UNIT CONSISTING OF- (a) SECTION NO. 4 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO.SS30/1983 IN THE SCHEME KNOWN AS VILLA NEWLYN IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT NEW REDRUTH TOWNSHIP; LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 122 (ONE HUNDRED AND TWENTY-TWO) SQUARE METRES IN EXTENT; AND (b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST21369/2019 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: A flat on the first floor with 2 bedrooms, 2 bathrooms, 1 lounge, 1 kitchen, 1 shower

and 2 toilets - WHICH CANNOT BE GUARANTEED.

The property is situated at: FLAT 4, VILLA NEWLYN, 8 FORE STREET, NEW REDRUTH, ALBERTON and falling within 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 of the proceeds of the sale and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT, pay a deposit of 10% of the purchase price in cash or by bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Judgment Creditor's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Advertising costs at current publication rates and sale costs according to court rules apply.

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff PALM RIDGE at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH.

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

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

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

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 buyer's card.

4. Registration conditions.

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

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

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

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff PALM RIDGE at 39A LOUIS TRICHARDT STREET, ALBERTON NORTH during normal office hours from Monday to Friday.

Dated at Johannesburg, 24 MARCH 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/MAT34012. The Citizen.

#### AUCTION

IN THE HIGH COURT OF SOUTH AFRICA ((GAUTENG DIVISION, PRETORIA)) Case No: 45144/2019

#### In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06) Plaintiff and ARVIN BRIJLAL (Identity Number: 840719 5085 088) Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 16 MAY 2025, 09:30, Sheriff BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 25th AUGUST 2023 in terms of which the following property will be sold in execution on 16 MAY 2025 at 09H30 at Sheriff BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG to the highest bidder with a reserve price of R404,050.99. CERTAIN: A Unit consisting of: a) Section Number 277 as shown and more fully described on Sectional Plan No. SS171/2011 in the scheme known as PEBBLE FALLS in respect of the land and building or buildings situate at COMET EXTENSION 1 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICAIPALITY of which section the floor area, according to the said sectional plan, is 62 (SIXTY-TWO) square metres b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD by Deed of Transfer ST44427/2011 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER ("the property") Also known as: 87 GRAAFF AVENUE, PEBBLES FALLS, UNIT 277, BOKSBURG NORTH. AS HELD: by the Respondent under DEED OF TRANSFER NUMBER NO. ST44427/2011. SITUATED AT: 87 GRAAFF AVENUE, PEBBLES FALLS, UNIT 277, BOKSBURG NORTH. The property is zoned residential. Improvements: The following information is furnished but not guaranteed: A brick-built residence consisting of: 2ND FLOOR FLAT 2X BEDROOMS 1X BATHROOM KITCHEN LOUNGE CARPOT (The nature, extent, condition and existence of the improvements are not guaranteed.) The Purchaser shall in addition to the Sheriff's commission, which is 6% on the first R100 000.00; 3.5% on the amount exceeding R100 000.00 to R400 000.00 and 1.5% on the balance thereof, up to a maximum fee of R40 000.00 plus VAT thereon and a minimum of R3 000.00 plus VAT thereon, pay a deposit of 10% (10 percent) of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG. The Sheriff Boksburg will conduct the sale. Registration as a buyer is a prerequisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008 (URL: http://www/info.gov.za/view/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 EFT. d) Registration

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

Dated at PRETORIA, 25 MARCH 2025.

Attorneys for Plaintiff(s): BOKWA LAW INCORPORATED, 210 Justice Mohamed Road Brooklyn PRETORIA. Tel: 012 424 2900. Fax: 012 346 5265. Ref: XN/KS/FC0207. -.

#### AUCTION

Case No: 11232/2023

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

#### In the matter between: Firstrand Mortgage CO (RF) (Proprietary) Limited, Applicant and Siphesihle Suzan Silangwe, ID: 8907030332082, Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 20 MAY 2025, 11:00, Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, 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 Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R800 000.00 to the highest bidder, will be held by the SHERIFF RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT HALFWAY HOUSE, MIDRAND on 20 MAY 2025 at 11:00 AM of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain:

(a) SECTION NO. 214, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS112/1992, IN THE SCHEME KNOWN AS ISABEL ESTATE, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT NORTH RIDING EXTENSION 110 TOWNSHIP LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 80 (EIGHTY) SQUARE METRES IN EXTENT; AND

(b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST65083/2021 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

(2) AN EXCLUSIVE USE AREA DESCRIBED AS GARDEN G214, MEASURING 15 (FIFTEEN) SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND BUILDING OR BUILDINGS SITUATED AT NORTH RIDING EXTENSION 110 TOWNSHIP; LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS112/2019, HELD BY NOTARIAL DEED OF CESSION NUMBER SK6753/2021 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION. Situated: UNIT 214 ISABEL ESTATE, DEXTER ROAD, NORTH RIDING EXTENSION 110, JOHANNESBURG.

Zoned: RESIDENTIAL.

The property consists of UNIT WITH LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, SHOWER, 2 TOILETS, COVERED PATIO 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 offices of the SHERIFF RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT HALFWAY HOUSE, MIDRAND. The office of the Sheriff Randburg West will conduct the sale.

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

(a) Directive of the consumer protection act 68 of 2008

(url http://www.info.gov.za/view/downloadfileaction?id=99961).

(b) Fica-legislation - proof of identity and address particulars.

(c) Payment of a refundable registration fee is payable prior to the commencement of the auction in order to obtain a buyer's card.

(d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT HALFWAY HOUSE, MIDRAND.

Dated at PRETORIA, 25 FEBRUARY 2025.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362-8990. Fax: -. Ref: MAT17492 R VAN DEN BURG/LVDW. -.

#### AUCTION

Case No: 2624 / 2018

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

#### In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff/ Applicant, Plaintiff and MUZI ERIC SIMELANE (Identity number: 760904 5465 08 6) First Defendant/Respondent CAROLINE SIMELANE (Identity number: 750817 0517 08 5) Second Defendant/Respondent, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 MAY 2025, 10:00, SHERIFF BENONI, STORAGE FACILITY, 18 MOORE STREET, BENONI

 IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale without a reserve will be held at SHERIFF BENONI, STORAGE
FACILITY, 18 MOORE STREET, BENONI on 15 MAY 2025 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF BENONI, STORAGE FACILITY, 18 MOORE STREET, BENONI prior to the sale. ERF 3336 WATTVILLE EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 327 (THREE
HUNDRED AND TWENTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. TL10621/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED; also known as 3336 SIMANDLA STREET, WATTVILLE the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: ENTRANCE, 3 BEDROOMS, 1 BATHROOM, KITCHEN, DINING ROOM. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1.

The Purchaser shall pay Auctioneer's commission subject to a subject to a maximum of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF BENONI, STORAGE FACILITY, 18 MOORE STREET, BENONI. 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 andaddress particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF BENONI, STORAGE FACILITY, 18 MOORE STREET, BENONI. C/O LEE ATTORNEYS 51 Elandslaagte Straat Hazelwood Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at SANDTON, -.

Attorneys for Plaintiff(s): VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 086 624 5558. Ref: B Seimenis / S Erasmus / MAT: 12044. -.

#### AUCTION

Case No: 2022-033914

#### 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 CRYNOS MUTENDERA (IDENTITY NUMBER: 670629 5314 18 7), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 21 MAY 2025, 11:00, Sheriff of the High Court Randburg South West at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg

In pursuance of a judgment and warrant granted on 19 June 2023 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 21 May 2025 at 11:00 by the Sheriff of the High Court Randburg South West 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 R1 850 462.32:

CERTAIN: ERF 426 RANDPARKRIF EXTENSION 1 TOWNSHIP, SITUATED: 13 Asgaai Avenue, Randparkrif Extension 1 MAGISTERIAL DISTRICT: Johannesburg North, REGISTRATION DIVISION: I.Q., THE PROVINCE OF GAUTENG, MEASURING: 1557 (ONE THOUSAND FIVE HUNDRED AND FIFTY SEVEN) 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; 4 x Bedrooms; 2 x Bathrooms; 2 x Garage. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, CRYNOS MUTENDERA (IDENTITY NUMBER: 670629 5314 18 7), under his name under Deed of Transfer No. T28380/2019.

The full conditions may be inspected at the offices of the Sheriff of the High Court Randburg South West at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg, during office hours.

ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria; PO Box 2766, Pretoria, 0001. TEL: 012 817-4843, FAX: -, E-MAIL: werasmus@lgr.co.za, REF. we/SR/IC000479.

Dated at Pretoria, 22 APRIL 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/IC000479. -.

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Case No: 37801/2022 292

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

In the matter between: Better Bridge (PTY) LTD, Plaintiff and Y-1 Investments 1992 CC, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 22 MAY 2025, 10H00, THE SHERIFF OF THE HIGH COURT, JOHANNESBURG NORTH at 117 BEYERS NAUDE DRIVE, NORTHCLIFF, JOHANNESBURG

Description : PORTION 3 OF ERF 986, MELVILLE TOWNSHIP, CITY OF JOHANNESBURG, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG , HELD UNDER DEED OF TRANSFER: T51555/992 . Reserve price: R1 500 000.00 Measuring : 341 (THREE HUNDRED FORTY-ONE) SQUARE METERS Street Address : SITUATED AT 131B, 3 RD AVENUE, MELVILLE, JOHANNESBURG. Zoned : RESIDENTIAL. MAIN DWELLING COMPRISING INTER ALIA: - 1 X ENTRANCE HALL

- 1 X LOUNGE 1
- 1 X DINING ROOM
- 1 X KITCHEN
- 3 X BEDROOMS
- 2 X BATHROOMS
- 1 X STORAGE
- 1 X BALCONY
- 1 X OPEN PATIO
- 1 X COVERED PARKING

OUT BUILDINGS COMPRISING OF:

- 2 X GARAGE
- 1 X STAFF QUARTERS: BEDROOM
- 1 X STAFF QUARTERS: BATHROOM
- OUTER FACILITIES COMPRISING OF:
- 1 X SWIMMING POOL
- ELECTRIC FENCE
- PAVING
- BOUNDARY WALL
- AUTOMATED GARAGE DOORS

Dated at -, -.

Attorneys for Plaintiff(s): BURDEN, SWART & BOTHA INCORPORATED ATTORNEYS, 480 William Street, cnr William & Fehrsen Streets, Brooklyn, Pretoria. Tel: 012 346 3554. Fax: -. Ref: MAT22143. -.

#### AUCTION

Case No: 2021/25086

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

#### In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PTY LTD First Plaintiff ABSA BANK LIMITED Second Plaintiff, Plaintiff and WILLIAMS, DARREN ANDRE First Defendant WILLIAMS, NATANYA NATASHA Second Defendant, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

## 21 MAY 2025, 08:00, SHERIFF LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (KNOWN AS VIKING)

IN EXECUTION of judgments of the above Honourable Court in the above action, dated 26 JANUARY 2023 and 3 SEPTEMBER 2024, a sale will be held at the office of the SHERIFF LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (KNOWN AS VIKING) on 21 MAY 2025 at 08H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the SHERIFF LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (KNOWN AS VIKING), subject to a reserve price of R350,000.00 ERF 6532 ELDORADO PARK EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 357 (THREE HUNDRED AND FIFTY-SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NO. T51976/2015, Situated at: 50 Daniel Myburg Road, Eldorado Park Ext. 6. Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: Dining Room, Living Room, Kitchen, 3 Bedrooms, 1 Bathroom, Servant's Quarters With 1 Bedroom And 1 Bathroom THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the

Sheriff at 5 2nd AVENUE. CNR OF STATION ROAD. ARMADALE (KNOWN AS VIKING). The office of SHERIFF LENASIA will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL http:// www.infp.gov.za/view/DownloadFileAction?id=99961) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (KNOWN AS VIKING).

Dated at JOHANNESBURG, -.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan

Smuts Avenue Westcliff , Johannesburg. Tel: 011 274 9800. Fax: 011 646 7982. Ref: JR1069/W254/N. Erasmus/CO. -.



AUCTION

Case No: 2018/39547 DOCEX 125, JHB

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

#### In the matter between: Absa Bank Limited, Plaintiff and Thomo Isaac Thepa, First Defendant, Mmatjawela Florah Thepa, Second Defendant NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025, 09:00, 39A Louis Trichardt Avenue, Alberton North

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 08 SEPTEMBER 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of PALM RIDGE on 21 MAY 2025 at 09:00 at 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH, to the highest bidder, subject to a reserve price of R120 000.00:

CERTAIN: ERF 1426 OTHANDWENI EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R.. THE PROVINCE OF GAUTENG; MEASURING: 260 (TWO HUNDRED AND SIXTY) SOUARE METRES; HELD: Under Deed of Transfer TL11357/1998:

SITUATE AT: 1426 KHUMALO STREET, OTHANDWENI EXT. 1, TOKOZA;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 1426 KHUMALO STREET, OTHANDWENI EXT. 1, TOKOZA consists of: MAIN BUILDING: 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 3 x Bedrooms, 1 x Bathroom and 2x Toilets. OUTBUILDING: 1 x Bedroom (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 property may be take possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in of conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at the rate of 1% of the purchase price per month.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH. The SHERIFF PALM RIDGE, Mr Ian Burton, or his deputy, will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008. (URLhttp://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 (ONLINE AUCTION) (refundable) registration

fee prior to the commencement of the auction in order to obtain a buyers card.

D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH, during normal office hours Monday to Friday, Tel: 011 907 1040, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/JA/MAT32145).

Dated at JOHANNESBURG, 25 MARCH 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/MAT32145. -.

#### AUCTION

Case No: 2023-074575 172, Johannesburg

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

## In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and NKELE JOYCE MOJELA JESSIE TSUSI, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 22 MAY 2025, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXT 1

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 23 rd of July 2024 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of KEMPTON PARK on THURSDAY the 22 ND day of MAY 2025 at 10:00 at 5 ANEMOON STREET, GLEN MARAIS EXT 1 to the highest bidder with a reserve price of R1,020,000.00.

CERTAIN:

ERF 174 BIRCHLEIGH TOWNSHIP

**REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG** 

MEASURING 1115 (ONE THOUSAND ONE HUNDRED AND FIFTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T54920/13

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: General Residential (not guaranteed)

The property is situated at 31 MOPANI ROAD, BIRCHLEIGH, KEMPTON PARKand consists of 3 bedrooms, 2 bathrooms, dining room, lounge, kitchen and garage (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected during office hours before the sale at the offices of the said sheriff of the High Court for the district of KEMPTON PARK situated at 5 ANEMOON STREET, GLEN MARAIS EXT 1 or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

a) Directive of the Consumer Protection Act 68 of 2008 as amended.

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

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

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

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

Dated at JOHANNESBURG, 08 APRIL 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/MAT37606. R. NEL.



#### Case No: 2023/126467 DX31 SANDTON SQUARE

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

#### In the matter between Nedbank Limited, Plaintiff and Ndlovu: Gift Thokozani Judgment Debtor. Defendant

NOTICE OF SALE IN EXECUTION

#### 09 MAY 2025, 10:00, Sheriff Roodepoort South, 182 Progress Avenue, Technikon, Roodepoort

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 25 JULY 2024 in terms of which the below property will be sold in execution by the Sheriff ROODEPOORT SOUTHON 09 MAY 2025 at 10:00at 182 PROGREES AVENUE, TECHNIKON, ROODEPORTto the highest bidder with a court reserve of R300 000.00

ERF 3820 DOORNKOP TOWNSHIP

REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG MEASURING 240 (TWO HUNDRED AND FORTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T34464/2020

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

("the mortgaged property")

which is certain, and is zoned as a residential property consisting of :

MAIN BUILDING: A FREE STANDING SINGLE HOUSE with: 1 BEDROOM, KITCHEN, LOUNGE, LAUNDRY & BATHROOM

OUTBUILDING: 4 BEDROOMS, 1 LAUNDRY, 1 BATHROOM, 1 SHOWER.

type: residential dwelling - WHICH CANNOT BE GUARANTEED.

The property is situated at: 13/3820 IMBALI STREET, DOORNKOP in 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 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 ROODEPOORT SOUTHAT 182 PROGREES AVENUE, TECHNIKON, ROODEPORT.

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

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

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

3.Payment of a Registration Fee in cash amounting to R15 000.00 (refundable)

4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff ROODEPOORT SOUTHat 182 PROGREES AVENUE, TECHNIKON, ROODEPORTduring normal office hours from Monday to Friday.

Dated at Johannesburg, 06 MARCH 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/ MAT33917/rm. Citizen.

AUCTION

Case No: 102685/2023

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

#### In the matter between: FirstRand Bank Limited, Plaintiff and INNOCENT LANGTON MKHIZE; NOMPUMELELO BETTY SKHOSANA, Defendants

NOTICE OF SALE IN EXECUTION

#### 22 MAY 2025, 10:00, SHERIFF: KEMPTON PARK & TEMBISA on 22 MAY 2025 @ 10H00 at 5 ANEMOON STREET, GLEN MARAIS EXTENTION 1, KEMPTON PARK.

Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of at least R582 000.00 (five hundred and eighty-two thousand rand), by the SHERIFF: KEMPTON PARK & TEMBISA on 22 MAY 2025 @ 10H00 at 5 ANEMOON STREET, GLEN MARAIS EXTENTION 1, KEMPTON PARK.

ERF 3285 CLAYVILLE EXTENSION 27 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 250 (TWO HUNDRED AND FIFTY) SQUARE METRES, Held by Deed of Transfer No T74693/2019.

STREET ADDRESS: 3285 LUTESIUM STREET, CLAYVILLE EXT 27, KEMPTON PARK, GAUTENG PROVINCE, SITUATED IN THE EKURHULENI NORTH MAGISTERIAL DISTRICT AND CITY OF EKURHULENI METROPOLITAN MUNICIPALITY.

PLACE OF SALE: The sale will take place at the offices of the SHERIFF: KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARIAS EXT 1, KEMPTON PARK.

IMPROVEMENTS: The property has been improved with the following, although no guarantee is given in this regard: SINGLE STOREY DWELLING WITH A TILE ROOF CONSISTING OF A LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 2 WATER CLOSETS AND 2 CARPORTS.

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park, where they may be inspected during normal office hours.

Dated at Pretoria, 20 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/MAT13191. -.

Case No: 2024-046294 DX31 SANDTON SQUARE

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

#### In the matter between Nedbank Limited, Plaintiff and MUCHIMBA: CHILALA MOONGA Execution Debtor

NOTICE OF SALE IN EXECUTION

#### 14 MAY 2025, 11:00, 61 VAN RIEBEECK STREET, ALBERTON

This is a sale in execution pursuant to judgment obtained in the above Honourable Court granted on 20 NOVEMBER 2024 in terms of which the below property will be sold in execution by the Acting Sheriff JOHANNESBURG EASTon 14 MAY 2025at 11:00at 61 VAN RIEBEECK AVENUE, ALBERTONto the highest bidder with a court reserve of R450 000.00 .A unit ("the mortgaged unit") consisting of (a) Section No. 126 as shown and more fully described on Sectional Plan No. SS1087/1995 ("the Sectional Plan") in the scheme known as LYNDHURST ESTATE in respect of the land and building or buildings situate at BRAMLEY VIEW TOWNSHIP, CITY OF JOHANNESBURG LOCAL AUTHORITY of which section the floor area, according to the said Sectional plan is 60 (Sixty) square meters in the extent ("the mortgaged section"); and (b)An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan ("the common property"). HELD BY DEED OF TRANSFER NO. ST095836/07. ("the mortgaged/ immovable property") .Which is certain and is zoned as a residential property described as: A double attached storey unit consisting of Dining Room, 2 Bedrooms, Kitchen, 1 Bathroom, 1 Shower and 1 Carport. WHICH CANNOT BE GUARANTEED. The property is situated at: UNIT 126 LYNDHURST ESTATE, 412 CORLETT DRIVE, BRAMLEY VIEW. In the magisterial District of JOHANNESBURG CENTRAL.The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account

immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of the auction and conditions of sale may be inspected at THE SHERIFF'S OFFICE JOHANNESBURG EAST, 61 VAN RIEBEECK STREET, ALBERTON,24 hours prior to the action.Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1.Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloandFileAction?id=99961) 2.FICA - legislation i.r.o. proof of identity and address particulars. 3.Payment of a Registration Fee in cash amounting to R50 000.00 (refundable) 4.Registration conditions. 5.The auction will be conducted by the Sheriff's Office Johannesburg East with auctioneers J.A. Thomas and/or P. Ora and/or A. Jegels. 1.The Purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash or by bank guaranteed cheque or eft on the day of the sale. 2. The balance shall be paid against the transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney and shall be furnished to the Sheriff within 21 days after the sale. 3. The property may take possession of after signature of the conditions of sale, payment of deposit and upon the balance of purchase price being secured in condition. 4. Should the purchaser received possession of the property, the purchaser shall be liable for the occupational rent at the rate of 1% of the purchase price per month. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Acting Sheriff JOHANNESBURG EASTat 61 VAN RIEBEECK AVENUE, ALBERTON during normal office hours from Monday to Friday.

Dated at Johannesburg, 20 MARCH 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/MAT34914. Citizen.



AUCTION

Case No: 23106/2022 346 RANDBURG

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

#### In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MSIMANGO: RAYMOND DUMILE, FIRST RESPONDENT MSIMANGO: NOZIPHO CATHERINE, SECOND RESPONDENT

NOTICE OF SALE IN EXECUTION

#### 15 MAY 2025, 10:00, SHERIFF BENONI at STORAGE FACILITY, 18 MOORE AVENUE BENONI

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 26H APRIL 2023in terms of which the following property will be sold in execution on 15t MAY 2025at 10H00by the SHERIFF BENONIat STORAGE FACILITY, 18 MOORE AVENUE, BENONIto the highest bidder with reserve of R894 449.00. ERF 1422 CRYSTAL PARK EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 914 (NINE HUNDRED AND FOURTEEN) SQUARE METERS. HELD BY DEED OF TRANSFER NO, T39256/2011,SITUATED AT : 5 TERN STREET, CRYSTAL PARK EXTENSION 2, BENONI, ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED),The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DININGROOM, KITCHEN, 3XBEDROOMS,2XBATHROOMS,2XGARAGES, FKATLET (BEDROOM, BATHROOM, KITCHEN, LOUNGE)

(The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, BENONI . The office of the SHERIFF BENONI will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloadFileAction? id=99961 ) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R20 000.00 in cash or EFT. D) Registration conditions. NB: In terms of Rule 46: 1

(8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties , apply to a magistrate of the district for any modification of the conditions of sale;The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF BENONI at 4STORAGE FACILITY, 18 MOORE AVENUE BENONI

Dated at SANDTON, 03 APRIL 2025.

Attorneys for Plaintiff(s): RAMUSHU MASHILE TWALA INC., 50 SIXTH ROAD BLOCK B, GROUND FLOOR HYDE PARK, SANDTON 2196. Tel: 011 444 3008. Fax: 011 444 3017. Ref: P. NKOVANE/IM/ MAT14463. -.



AUCTION

Case No: 70266/2024 DOCEX 178, PRETORIA

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

#### IN THE MATTER BETWEEN: ABSA BANK LIMITED, Plaintiff and HERBERT LEONARD MOSES DAWN YOLANDA MOSES, Defendant

NOTICE OF SALE IN EXECUTION

#### 22 MAY 2025, 10:00, THE SHERIFF'S OFFICE, PRETORIA SOUTH WEST: AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA WEST

In pursuance of a judgment granted by this Honourable Court on 1 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 R575 000.00, by the Sheriff of the High Court PRETORIA SOUTH WEST, to the highest bidder.

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

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

A UNIT CONSISTING OF -

(A) SECTION NO. 15 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS60/1988, IN THE SCHEME KNOWN AS TUINVILLA IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT PRETORIA GARDENS TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 101 (ONE HUNDRED AND 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. ST86005/2007

(also known as: UNIT 15 TUINVILLA, SCHURMANNS AVENUE, PRETORIA GARDENS, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE ZONING: RESIDENTIAL IMPROVEMENTS: (Not Guaranteed) LOUNGE, 3 BEDROOMS, KITCHEN, TV ROOM, BAR, BATHROOM, TOILET, GARAGE

Dated at PRETORIA, 17 MARCH 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: U26421/DBS/N FOORD/CEM. -.

AUCTION

Case No: 2023-023128

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 MOROPE VINCENT MATLALA (IDENTITY NUMBER: 8008265828082), Defendant

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

#### 22 MAY 2025, 10:30, Sheriff of the High Court Nigel at 74 Von Geusau Street, Nigel

In pursuance of a judgment and warrant granted on 3 August 2023 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 22 May 2025 at 10:30 by the Sheriff of the High Court Nigel at 74 Von Geusau Street, Nigel, to the highest bidder subject to a reserve price of R350 000.00:-

CERTAIN: PORTION 4 OF ERF 984 SHARON PARK EXTENSION 2 TOWNSHIP, SITUATED: 72 Cathcart Street, Sharon Park Extension 2, 1496 MAGISTERIAL DISTRICT: Ekurhuleni East, REGISTRATION DIVISION:I.R., GAUTENG PROVINCE, MEASURING: 259 (TWO HUNDRED AND FIFTY NINE) SQUARE METRES.

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

The improvements on the property consist of the following: 2 x Bedrooms; 1 x Bathroom; 1 x Kitchen; and 1 x Lounge. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, MOROPE VINCENT MATLALA (IDENTITY NUMBER: 8008265828082), under his name under Deed of Transfer No. T92591/2021.

The full conditions may be inspected at the offices of the Sheriff of the High Court Nigel at 74 Von Geusau Street, Nigel. All prospective bidders are required to present their Identity Document together with their proof of residence, not older than 3 months, for FICA compliance and bidders are required to provide a R10 000.00 refundable guarantee paid into STANDARD BANK, ACC NO: 273 212 206, ACC NAME: SHERIFF NIGEL TRUST with their SURNAME and INITIALS as reference, prior to the commencement of the auction in order to obtain a buyer's card.

ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria; PO Box 2766, Pretoria, 0001. TEL: 012 817-4843, E-MAIL: werasmus@lgr.co.za, REF. we/SR/IC000904.

Dated at Pretoria, 22 APRIL 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/IC000904. -.



#### AUCTION

Case No: 2019/29810 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 and Guada Nyefolo Motaung, First Defendant, Mmakole Mina Motaung, Second Defendant

NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025, 09:00, 39A Louis Trichardt Avenue, Alberton North

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 30 AUGUST 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of PALM RIDGE on 21 MAY 2025 at 09:00 at 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH, to the highest bidder, subject to a reserve price of R100 000.00:

CERTAIN: ERF 9282, TOKOZA EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG; MEASURING: 383 (THREE HUNDRED AND EIGHTY THREE) SQUARE METRES; HELD: Under Deed of Transfer TL28431/2015; SITUATE AT: 9282 KARABO STREET, CNR OF ZWANE STREET, TOKOZA EXT. 2.

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED).

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at

9282 KARABO STREET, CNR OF ZWANE STREET, TOKOZA EXT. 2, consists of: MAIN BUILDING: 1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom and 1 x Single Garage. SERVANTS QUARTERS: 2 x Bedrooms and 1 x Bathroom (The nature, extent, condition and existence of the improvements are not guaranteed).

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

The property may be take possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in of conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at the rate of 1% of the purchase price per month.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH.

The SHERIFF PALM RIDGE, Mr Ian Burton, or his deputy, will conduct the sale.

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

A) Directive of the Consumer Protection Act 68 of 2008

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

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

C) 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.

D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH, during normal office hours Monday to Friday, Tel: 011 907-1040, 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/MAT32958).

Dated at JOHANNESBURG, 25 MARCH 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/MAT32958. -.

AUCTION

Case No: 66156/2020

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

#### In the matter between: FIRSTRAND BANK LTD, Plaintiff and SHARON ESTHER PHIRI ID 830418 1039 080, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

20 MAY 2025, 11:00, UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, 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 R560 200.00 will be held by the SHERIFF OF THE HIGH COURT RANDBURG WEST on the 20TH day of MAY 2025 at 11H00 at UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND: ERF 9333 COSMO CITY EXTENSION 8 TOWNSHIP REGISTRATION DIVISION IQ, GAUTENG PROVINCE MEASURING: 276 (TWO SEVEN SIX) SQUARE METRES HELD BY DEED OF TRANSFER NO. T12832/2012 SUBJECT TO THE CONDITIONS THEREIN CONTAINED

BETTER KNOWN AS: 5 TAIWAN STREET, COSMO CITY EXTENSION 8 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 via EFT (refundable) 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: Lounge, Kitchen, 3 Bedrooms, 1 Bathroom and 1 Separate Toilet.

Dated at PRETORIA, 12 FEBRUARY 2024.

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/SA3044. -.

#### AUCTION

Case No: 2021/41300

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

#### In the matter between: ABSA BANK LIMITED Plaintiff and DAWID ROUX N.O. (Identity Number: 690120 5025 086) As trustee for the time being of THE DAWID ROUX FAMILIE TRUST (IT2350/2011) First Defendant AND 13 OTHERS, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 12 MAY 2025, 10:00, SHERIFF KRUGERSDORP at Human & Kruger St, Krugersdorp, Ground Floor, Old Absa Building

In the matter between: ABSA BANK LIMITED Plaintiff and DAWID ROUX N.O. (Identity Number: 690120 5025 086) As trustee for the time being of THE DAWID ROUX FAMILIE TRUST (IT2350/2011) First Defendant ELZA ANELLE ROUX N.O (Identity Number: 691220 0030 088) As trustee for the time being of THE DAWID ROUX FAMILIE TRUST (IT2350/2011) Second Defendant ETIENNE ROUX N.O. (Identity Number: 770124 5045 089) As trustee for the time being of THE DAWID ROUX FAMILIE TRUST (IT2350/2011) Third Defendant BAREND ROUX N.O. (Identity Number: 551121 5048 084) As trustee for the time being of THE DAWID ROUX FAMILIE TRUST (IT2350/2011) Fourth Defendant ETIENNE ROUX N.O. (Identity Number: 770124 5045 089) As trustee for the time being of the ETTIENNE ROUX FAMILIE TRUST (IT2349/2011) Fifth Defendant ZEDENE ROUX N.O. (Identity Number: 780322 0045 082) As trustee for the time being of the ETTIENNE ROUX FAMILIE TRUST (IT2349/2011) Sixth Defendant DAWID ROUX N.O. (Identity Number: 690120 5025 086) As trustee for the time being of the ETTIENNE ROUX FAMILIE TRUST (IT2349/2011) Seventh Defendant BAREND ROUX N.O. (Identity Number: 551121 5048 084) As trustee for the time being of the ETTIENNE ROUX FAMILIE TRUST (IT2349/2011) Eighth Defendant EGBERT ROUX (Identity Number: 380906 5037 088) (Married in community of property to the Tenth Defendant) Ninth Defendant HENRIETHA CORNELIA CHRISTINA WILHELMINA ROUX (Identity Number: 400623 0037 089) (Married in community of property to the Ninth Defendant) Tenth Defendant DAWID ROUX (Identity Number: 691220 0030 088) (Married in community of property to the Twelve Defendant) Eleventh Defendant ELZA ANELLE ROUX (Identity Number: 691220 0030 088) (Married in community of property to the Eleventh Defendant) Twelve Defendant ETIENNE ROUX (Identity Number: 770124 5045 089) Thirteenth Defendant HANLIE ROUX (Identity Number: 731222 0121 083) Fourteenth Defendant NOTICE OF SALE IN EXECUTION ("AUCTION") IN EXECUTION of the judgment handed down by the above Honourable Court in the above action on 14 February 2023, a sale will be held at the office of the SHERIFF KRUGERSDORP at Human & Kruger St, Krugersdorp, Ground Floor, Old Absa Building, 1740 on 12 MAY 2025 at 10H00 of the movable property of the Defendants', the Conditions, which will lie for inspection at the offices of the SHERIFF KRUGERSDORP at Human St &, Kruger St, Krugersdorp, Ground Floor, Old Absa Building, 1740 GOODS TO BE SOLD LG DOUBLE DOOR FRIDGE, LG MICROWAVE, SPEED QUEEN WASHING MACHINE, DEFY TUMBLE DRYER, DEFYS DISHWASHER, TABLE WITH BENCHES, LG FRIDGE, 8 CHAIRS AND TABLE, 3 BROWN LEATHER SOFAS, DEFY DEEP FREEZER, TELEFUNKEN PLASMA, TV STAND, COFFEE TABLE, DISPLAY CUPBOARD, 2X CAMPING CHAIRS, OFFICE CHAIR, SMALL LEATHER CHAIR, ROCK CHAIR, BOOK SHELVE AND ROUND TABLE, CHEST OF DRAWER, SUNBEAM TOASTER, RUSSEL HOBBS TOASTER, AIM KETTLE, 2X STEEL CABINETTE, STEP LADDER, TEAC RADIO WITH 2 SPEAKERS 2X LAMP, SMALL WOOD SOFA, SMALL TABLE, 2X SIDE TABLE, MIRROR CASE, HEADBOARD, SOFA CHAIR, OFFICE DESK, 2 OFFICE CHAIR, LAMP, SMALL CHAIR, CD STAND, CLOCK, WALL PAINTING, MILK TANK. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE MOVABLE GOODS ARE NOT GUARANTEED AND/

OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" 1. V.A.T is payable in accordance with the purchase price. 2. A deposit of R2000.00 is payable for registration on or before the date of auction. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at corner Human St & Kruger St, Krugersdorp, Ground Floor, Old Absa Building. The office of SHERIFF KRUGERSDORP will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/DownloadFileAction?id=99961) b. FICA-Legislation - Proof of Identity and address particulars c. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF KRUGERSDORP, CNR Human St & Kruger St, Krugersdorp, Ground Floor, Old Absa Building,

Dated at JOHANNESBURG, -.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Tel: 011 274 9800. Fax: 011 646 7982. Ref: JJROOS/JR7118. -.

AUCTION

Case No: 76744/2023 DOCEX 178, PRETORIA

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

#### IN THE MATTER BETWEEN: NEDBANK LIMITED, Plaintiff and JAMES LOUISE GUMEDE, Defendant

NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025, 09:00, THE SHERIFF'S OFFICE, PALM RIDGE: 39a LOUIS TRICHARDT STREET, ALBERTON NORTH

In pursuance of a judgment granted by this Honourable Court on 26 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 R1 745 000.00, by the Sheriff of the High Court PALM RIDGE, to the highest bidder.

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

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

ERF 1132 VERWOERDPARK EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 942 (NINE HUNDRED AND FORTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T13544/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as:

16 NOORD STREET, VERWOERDPARK EXTENSION 4, ALBERTON, GAUTENG), MAGISTERIAL DISTRICT: EKURHULENI. ZONING: RESIDENTIAL

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): MAIN BUILDING: 4 BEDROOMS, 2 BATHROOMS, KITCHEN, LOUNGE, DINING ROOM, FAMILY 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 for money owing to the Execution Creditor.

- 2. The auction will be conducted by the Sheriff for Palm Ridge, Mr Ian Burton, or his Deputy.
- 3. Advertising costs at current publication rates and sale costs according to court rules, apply.
- 4. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
- a) Directive of the Consumer Protection Act 68 of 2008

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

5. Auction Terms and Conditions and the Conditions of Sale may be inspected at the office of the Sheriff for Palm Ridge, 39a Louis Trichardt Street, Alberton North, 24 hours prior to the auction.

6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R25 000.00 (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. The Purchaser shall pay the Sheriff a deposit of 10 (ten) per cent of the purchase price in cash or by bank guaranteed cheque or by electronic transfer on the day of the sale.

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

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

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

Dated at PRETORIA, 03 MARCH 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: L4471/DBS/N FOORD/CEM. -.

#### AUCTION

Case No: 131671/2023 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 MAKGOSI ELLEN MALOKA, Defendant

NOTICE OF SALE IN EXECUTION

#### 23 MAY 2025, 10:00, THE ACTING SHERIFF'S OFFICE, VANDERBIJLPARK: LAMEES BUILDING, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK

In pursuance of a judgment granted by this Honourable Court on 19 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 R216 905.49, by the Acting Sheriff of the High Court VANDERBIJLPARK, to the highest bidder.

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

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

ERF 555 SEBOKENG UNIT 6 EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, IN EXTENT: 420 (FOUR HUNDRED AND TWENTY) SQUARE METRES, HELD BY DEED OF TRANSFER T101850/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO (also known as: 555 SEBOKENG UNIT 6, SEBOKENG, GAUTENG), MAGISTERIAL DISTRICT: SEDIBENG. ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): MAIN BUILDING: WALLS: BRICK, ROOF: TILE, ROOMS: 2 BEDROOMS, KITCHEN, BATHROOM. BOUNDARY: FENCED - WIRE MESH.

TAKE FURTHER NOTICE THAT:

1. The sale is for cash or EFT only. No cheques will be accepted and VAT at 15% will be payable.

2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court.

3. The 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 Boulevard, Vanderbijlpark.

4. Registration as a buyer is a pre-requisite subject to specific conditions, 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 legislation i.r.o. proof of identity and address particulars.

4.3 Payment of a registration deposit of R10 000.00 in cash or EFT that must reflect in the Sheriff's account prior to the sale.

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

5. The office of the Acting Sheriff Vanderbijlpark will conduct the sale with auctioneer Mr. P. Ora.

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

Dated at PRETORIA, 12 MARCH 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: S15514/DBS/N FOORD/CEM. -.

#### AUCTION

Case No: 47349/2024 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, 1st Plaintiff and ABSA BANK LIMITED, 2nd Plaintiff and THEMBA SIMON MAZIBUKO OF MAZIBUKO ATTORNEYS NOMINATED BY SIFISO MBATHA N.O. DULY APPOINTED EXECUTOR IN THE ESTATE OF THE LATE MOHANUWA PRECIOUS SIBAYA, ESTATE NUMBER: 1181/2023, 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

23 MAY 2025, 09:30, THE SHERIFF'S OFFICE, BOKSBURG: 182 LEEUWPOORT STREET, BOKSBURG

In pursuance of a judgment granted by this Honourable Court on 26 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 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 110 VILLA LIZA TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, IN EXTENT: 342 (THREE HUNDRED AND FORTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T31486/2019, SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN (also known as: 50 MARIGOLD STREET, VILLA LIZA, BOKSBURG, GAUTENG), MAGISTERIAL DISTRICT: BOKSBURG.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM & OUTBUILDINGS: STAFF QUARTERS - 2 BEDROOMS, BATHROOM.

Dated at PRETORIA, 24 MARCH 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: U26142/DBS/N FOORD/CEM. -.

#### AUCTION

Case No: 3529/2024 DOCEX 178, PRETORIA

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

#### IN THE MATTER BETWEEN: GREENHOUSE FUNDING 4 (RF) LIMITED, Plaintiff and IVY THOBEKILE HADEBE, Defendant

NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025, 09:00, THE SHERIFF'S OFFICE, PALM RIDGE: 39a LOUIS TRICHARDT STREET, ALBERTON NORTH

In pursuance of a judgment granted by this Honourable Court on 5 NOVEMBER 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 R150 000.00, by the Sheriff of the High Court PALM RIDGE, to the highest bidder.

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

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

ERF 7599 ROODEKOP EXTENSION 31 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 374 (THREE HUNDRED AND SEVENTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T65625/2006, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS (also known as: 7599 BOPHELONG STREET, ROODEKOP EXTENSION 31, GERMISTON, GAUTENG), MAGISTERIAL DISTRICT: GERMISTON. ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): MAIN BUILDING: LOUNGE, DINING ROOM, 2 BEDROOMS, KITCHEN, BATHROOM, TOILET & OUTBUILDING: 2 BEDROOMS, BATHROOM, TOILET.

TAKE FURTHER NOTICE THAT:

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

- 2. The auction will be conducted by the Sheriff for Palm Ridge, Mr Ian Burton, or his Deputy.
- 3. Advertising costs at current publication rates and sale costs according to court rules, apply.
- 4. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008
    - (URL http://www.info.gov.za/view/DownloadFileAction?id=99961).

5. Auction Terms and Conditions and the Conditions of Sale may be inspected at the office of the Sheriff for Palm Ridge, 39a Louis Trichardt Street, Alberton North, 24 hours prior to the auction.

6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R25 000.00 (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. The Purchaser shall pay the Sheriff a deposit of 10 (ten) per cent of the purchase price in cash or by bank guaranteed cheque or by electronic transfer on the day of the sale.

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

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

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

Dated at PRETORIA, 24 MARCH 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: GH0721/DBS/N FOORD/CEM. -.

#### AUCTION

Case No: 11702/2023 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 ERIC MANGWANA, Defendant

NOTICE OF SALE IN EXECUTION

#### 22 MAY 2025, 10:00, THE SHERIFF'S OFFICE, SOWETO WEST: 2241 CNR RASMENI & NKOPI STREETS, PROTEA NORTH, SOWETO

In pursuance of a judgment granted by this Honourable Court on 1 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 R574 301.16, by the Sheriff of the High Court SOWETO WEST, to the highest bidder.

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

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

ERF 25188 PROTEA GLEN EXTENSION 28 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 300 (THREE HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T12181/2013, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 91 OLIVE STREET, PROTEA GLEN EXTENSION 28, SOWETO, GAUTENG), MAGISTERIAL DISTRICT: SOWETO.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): LOUNGE, BATHROOM, PASSAGE, 3 BEDROOMS, KITCHEN, TYPE OF ROOF - TILE, TYPE OF FENCING - BRICK WALL, BUILDING - SINGLE.

Dated at PRETORIA, 19 MARCH 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: G13344/DBS/N FOORD/CEM. -.

#### AUCTION

Case No: 2021/20158 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 and Zainoonisha Smerelda Oliphant, Defendant NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025, 11:00, 99 - 8th Street, Springs

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 05 OCTOBER 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of SPRINGS on 21 MAY 2025 at 11:00 at 99 - 8TH STREET, SPRINGS or by way of online auction, to the highest bidder, subject to a reserve price of R1 000 000.00:

CERTAIN: ERF 16 PRESIDENTSDAM EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG; MEASURING: 1508 (ONE THOUSAND FIVE HUNDRED AND EIGHT) SQUARE METRES; HELD: Under Deed of Transfer T46750/2019; SITUATE AT: 13 SWAN PLACE, PRESIDENTSDAM EXT 1, SPRINGS.

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED).

IMPROVEMENTS: The following information is furnished, but not guaranteed: The property situated at 13 SWAN PLACE PRESIDENTSDAM EXT 1, SPRINGS, consists of: Lounge, Family Room, Dining Room, Study, Kitchen, Laundry Room, Store Room, 1 x Master Bedroom, 3 x Bedrooms, 4 x Bathrooms, Double Garage, Double Carport, Lapa and Swimming Pool (The nature, extent, condition and existence of the improvements are not guaranteed).

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

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF SPRINGS, 99 - 8TH STREET, SPRINGS.

The SHERIFF SPRINGS will conduct the sale.

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

A) Directive of the Consumer Protection Act 68 of 2008

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

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

C) Payment of a Registration Fee.

D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF SPRINGS, 99 - 8TH STREET, SPRINGS, during normal office hours Monday to Friday, Tel: 011 362-4386, 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/MAT39452).

#### Dated at JOHANNESBURG, 24 MARCH 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/MAT39452. -.

#### AUCTION

Case No: 92245/2023 DOCEX 178, PRETORIA

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

#### IN THE MATTER BETWEEN: NEDBANK LIMITED, Plaintiff and BONGANI MESCHAK KHANYILE, 1st Defendant and YOLANDA COMFORT MATUA KHANYILE, 2nd Defendant

#### NOTICE OF SALE IN EXECUTION

#### 22 MAY 2025, 10:30, THE SHERIFF'S OFFICE, NIGEL: 74 VON GEUSAU STREET, NIGEL

In pursuance of a judgment granted by this Honourable Court on 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 R750 000.00, by the Sheriff of the High Court NIGEL, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, NIGEL: 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 35 SHARON PARK TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 1491 (ONE THOUSAND FOUR HUNDRED AND NINETY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T158761/2002, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 6 DANIE PIENAAR CRESCENT, SHARON PARK, NIGEL, GAUTENG), MAGISTERIAL DISTRICT: NIGEL.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): MAIN BUILDING: 5 BEDROOMS, 3 BATHROOMS, LOUNGE, DINING ROOM, KITCHEN, FAMILY ROOM, SEPARATE TOILET, STUDY, SCULLERY.

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, KRS Abrahams.
- 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, 74 Von Geusau Street, Nigel, 24 hours prior to the auction.

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

7. All prospective bidders are required to provide a R10 000.00 (refundable) guarantee registration fee, paid into STANDARD BANK, ACCOUNT NUMBER: 273 212 206, ACCOUNT NAME: SHERIFF NIGEL TRUST with SURNAME AND INITIALS AS REFERENCE, 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, 24 MARCH 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: L4505/DBS/N FOORD/CEM. -.

#### AUCTION

Case No: 126028/2023 DOCEX 178, PRETORIA

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

#### IN THE MATTER BETWEEN: ABSA BANK LIMITED, Plaintiff and ZAKHELE PHILEMON DHLUDHLU, 1st Defendant and MALEDIMO ALINA DHLUDHLU, 2nd Defendant

NOTICE OF SALE IN EXECUTION

#### 22 MAY 2025, 10:30, THE SHERIFF'S OFFICE, NIGEL: 74 VON GEUSAU STREET, NIGEL

In pursuance of a judgment granted by this Honourable Court on 16 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 R630 000.00, by the Sheriff of the High Court NIGEL, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, NIGEL: 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 1471 DUNNOTTAR TOWNSHIP, REGISTRATION DVISION I.R., THE PROVINCE OF GAUTENG, IN EXTENT 2 197 (TWO HUNDRED AND NINETY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER T92862/2002, SUBJECT TO THE CONDITIONS CONTAINED THEREIN (also known as: 4 OLDROY ROAD, DUNNOTTAR, NIGEL, GAUTENG), MAGISTERIAL DISTRICT: NIGEL.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): MAIN DWELLING: ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, SCULLERY, 4 BEDROOMS, 3 BATHROOMS, SEPARATE TOILET, BALCONY/PATIO & OUTBUILDINGS: STORE ROOM, 2 DOUBLE GARAGES, STAFF QUARTERS - 2 BEDROOMS, BATHROOM. 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, KRS Abrahams.
- 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, 74 Von Geusau Street, Nigel, 24 hours prior to the auction.

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

7. All prospective bidders are required to provide a R10 000.00 (refundable) guarantee registration fee, paid into STANDARD BANK, ACCOUNT NUMBER: 273 212 206, ACCOUNT NAME: SHERIFF NIGEL TRUST with SURNAME AND INITIALS AS REFERENCE, 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, 24 MARCH 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: U25895/DBS/N FOORD/CEM. -.

#### AUCTION

Case No: 9336/2020 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 BRUCE ISAAC LANGA, Defendant

NOTICE OF SALE IN EXECUTION

#### 22 MAY 2025, 10:00, THE SHERIFF'S OFFICE, SOWETO WEST: 2241 CNR RASMENI & NKOPI STREETS, PROTEA NORTH, SOWETO

In pursuance of a judgment granted by this Honourable Court on 29 APRIL 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R434 000.00, by the Sheriff of the High Court SOWETO WEST, to the highest bidder.

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

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

ERF 1486 TLADI TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 264 (TWO HUNDRED AND SIXTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T7445/2012 AND DEED OF TRANSFER NUMBER T31799/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 60 KWADI STREET, TLADI, SOWETO, GAUTENG), MAGISTERIAL DISTRICT: SOWETO.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM & FLATLET: 3 BEDROOMS, BATHROOM.

Dated at PRETORIA, 19 MARCH 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: G11741/DBS/N FOORD/CEM. -.

AUCTION

Case No: 2017/44326 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and NDABETZITHA MLUNGISI MORGAN MALULEKA NTHABISENG ROSE MALULEKA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 21 MAY 2025, 11:00, UNIT 7, 1ST FLOOR, BURNSIDE OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 6th of March 2019 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of RANDBURG SOUTH WEST on WEDNESDAY the21 ST day of MAY 2025 at 11:00 at UNIT 7, 1ST FLOOR, BURNSIDE OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL with a reserve price of R1 034 367.34.

CERTAIN: ERF 407, BROMHOF EXTENSION 16 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 792 SQUARE METRES, HELD BY DEED OF TRANSFER NO T1094/2006, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF MINERAL RIGHTS.

ZONING: Special Residential (not guaranteed)

The property is situated at 407 TARENTAAL STREET, BROMHOF EXTENSION 16, GAUTENG PROVINCEand consist of Lounge, Dining Room, TV Room, Kitchen, 2 Bedrooms, 2 Bathrooms, 1 Garage and a swimming pool (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 RANDBURG SOUTH WESTsituated at UNIT 7, 1 ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

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

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

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

Dated at JOHANNESBURG, 10 MARCH 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/MAT55000. R. NEL.

#### AUCTION

Case No: B4134/2023 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 LIFALAKHE ALEC MKIWANI, 1st Defendant and ZOLIWE TRYPHINA VALASHIYA, 2nd Defendant

#### NOTICE OF SALE IN EXECUTION

#### 20 MAY 2025, 10:00, 61 VAN RIEBEECK AVENUE, ALBERTON

In pursuance of judgments granted by this Honourable Court on 12 DECEMBER 2023 and 23 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 R494 321.09, 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 946 REGENTS PARK EXTENSION 13 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 267 (TWO HUNDRED AND SIXTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T54139/2005, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 29 ANDREW ROAD, REGENTS PARK EXTENSION 13, JOHANNESBURG SOUTH, GAUTENG), MAGISTERIAL DISTRICT: JOHANNESBURG.

ZONING: RESIDENTIAL.

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

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, 24 MARCH 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: G13553/DBS/N FOORD/CEM. -.

### AUCTION

Case No: 42461/2021 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 THEMBA CINDI, 1st Defendant and MOSEBJADI SEKELE, 2nd Defendant

NOTICE OF SALE IN EXECUTION

# 23 MAY 2025, 10:00, THE ACTING SHERIFF'S OFFICE, WESTONARIA: 50 EDWARDS AVENUE, WESTONARIA

In pursuance of a judgment granted by this Honourable Court on 3 MARCH 2022, a Warrant of Execution issued on 22 APRIL 2022, and an Order in terms of Rule 46A(9)(c) granted on 9 DECEMBER 2024, the undermentioned immovable property will be sold in execution without reserve by the Acting Sheriff of the High Court WESTONARIA, to the highest bidder.

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

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

ERF 7457 PROTEA GLEN EXTENSION 11 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, IN EXTENT: 251 (TWO HUNDRED AND FIFTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER T43092/2018, SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO (also known as: 23 KWALATA ROAD, PROTEA GLEN EXTENSION 11, SOWETO, GAUTENG), MAGISTERIAL DISTRICT: SOWETO.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM & OUTBUILDING: 2 STORE ROOMS, STAFF 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 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, 24 MARCH 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: S14202/DBS/N FOORD/CEM. -.

#### AUCTION

Case No: 2024/4673 DOCEX7 BEDFORDVIEW

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

#### In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF and MOALAMEDI: NKWE PHILLIP (ID NO: 720425 5726 08 6), DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 22 MAY 2025, 10:00, 5 ANEMOON STREET GLEN MARAIS EXTENSION 1

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R751 213.00 will be held at the offices of the Sheriff KEMPTON PARK, 5 ANEMOON STREET GLEN MARAIS EXTENSION 1 at 10:00 on 22 MAY 2025, of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale.

CERTAIN: ERF 4907 BIRCH ACRES EXTENSION 32 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 258 (TWO HUNDRED AND FIFTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T79464/2011, SITUATE AT: 4907/42 UMVUBU STREET, BIRCH ACRES EXTENSION 32, with chosen domicilium citandi et executandi, being 1271 HOSPITAL HILL, TEMBISA. THE PROPERTY IS ZONED : RESIDENTIAL.

IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: 2 bedrooms, bathrooms, tv/living room, kitchen and carport. (The accuracy thereof can however not be guaranteed).

THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS."

1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT.

2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.

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

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

5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff KEMPTON PARK. The Sheriff SM Thoke 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 KEMPTON PARK at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1.

Dated at BEDFORDVIEW, 22 APRIL 2025.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD, BEDFORDVIEW. Tel: 011 776-3000. Fax: 086 769 0863. Ref: 106718/D GELDENHUYS / PF. -.

#### AUCTION

Case No: B4065/2023 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 MASHUDU EUNICE MATSHIKIRI, 1st Defendant and EDITH RUDZANI MATSHIKIRI, 2nd Defendant

#### NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025, 08:00, THE SHERIFF'S OFFICE, SOWETO EAST: NO. 5 2ND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING), JOHANNESBURG

In pursuance of a judgment granted by this Honourable Court on 17 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 R259 419.55, by the Sheriff of the High Court SOWETO EAST, to the highest bidder.

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

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

ERF 20763 MEADOWLANDS TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, IN EXTENT: 150 (ONE HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER T68238/1997, SUBJECT TO THE CONDITIONS CONTAINED THEREIN AND ESPECIALLY THE RESERVATION OF MINERAL RIGHTS (also known as: 791C LOBENCULO STREET, MEADOWLANDS, SOWETO, GAUTENG), MAGISTERIAL DISTRICT: SOWETO.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): LOUNGE, KITCHEN, BEDROOMS, BATHROOM.

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: BO Khumalo, or his Deputy Sheriff: KE Meso.

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, No. 5 2nd Avenue, Cnr Station Road, Armadale (known as Viking), Johannesburg, 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 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, 19 MARCH 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: G13397/DBS/N FOORD/CEM. -.

#### AUCTION

Case No: 37367/2022

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

# In the matter between: ABSA BANK LIMITED, PLAINTIFF and DAWID ERASMUS JOHANNES MARAIS,

#### ID 801203 5045 084 DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

# 21 MAY 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 in execution with a reserve price of R350 000.00 will be held by the SHERIFF OF THE HIGH COURT PALM RIDGE on the 21st day of MAY 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: A Unit consisting of - a) SECTION NO 6 as shown and more fully described on Sectional Plan No SS 186/2008 in the scheme known as THE SANDS in respect of the land and or building or buildings situate at ALBERTON TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 69 (SIXTY-NINE) square metres in extent; and b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer ST42617/2011 STREET ADDRESS: THE SANDS UNIT 6, 33 FIFTH STREET, ALBERTON NORTH, JOHANNESBURG The auction is conducted by the Sheriff, Mr Ian Burton, or his deputy. Registration as a buyer is a pre-reguisite subject to conditions, inter alia: a) The provisions of the Consumer Protection Act, 68 of 2008; (http://www.info.gov.za/view/downloadfileAction?id=9961) b) The provisions of FICA- legislation (requirement proof of ID, residential address); c) Payment of a registration fee of R25 000.00 (PHYSICAL AUCTION) / R40 000.00 (ONLINE AUCTION) (refundable) in cash or EFT; d) All conditions applicable to registration; e) The Terms and Conditions and Conditions of Sale may be inspected at the office of the Sheriff of the High Court Palm Ridge, 39A Louis Trichardt, Alberton North, 24 hours prior to the auction; f) The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or EFT on the day of sale The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: HOUSE CONSISTING OF: Lounge, Kitchen, 2 Bedrooms, 1 Bathroom.

Dated at PRETORIA, 28 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/Trudie/DA3812. -.

### AUCTION

Case No: 71896/2023 DOCEX 178, PRETORIA

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

# IN THE MATTER BETWEEN: NEDBANK LIMITED, Plaintiff and ROMY HAMRAJH JEAWON N.O. in his official capacity as Trustee for the time being of THE FREEDOM TRUST, Registration Number: IT983/2006, 1st Defendant, VANITHA JEAWON, I.D.: 710121 0223 08 6, 2nd Defendant and ROMY HAMRAJH JEAWON, I.D.: 670324 5164 08 5, 3rd Defendant

NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025, 11:00, THE SHERIFF'S OFFICE, SPRINGS: 99 8TH STREET, SPRINGS

In pursuance of a judgment granted by this Honourable Court on 21 FEBRUARY 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 R175 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.

A UNIT, CONSISTING OF -

(A) SECTION NO. 85, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS327/2008, IN THE SCHEME KNOWN AS FAIRWAY VIEW, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT POLLAK PARK EXTENSION 5 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 52 (FIFTY TWO) SQUARE METRES IN EXTENT; AND

(B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NO. ST4049/2009 (also known as: SECTION 85 (DOOR 85) FAIRWAY VIEW, 85 ST ANDREWS STREET, POLLAK PARK EXTENSION 5, SPRINGS, GAUTENG), MAGISTERIAL DISTRICT: SPRINGS.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): UNIT ON 1ST FLOOR - LOUNGE, BATHROOM, MASTER BEDROOM, BEDROOM, KITCHEN, CARPORT, BRICK BUILDING, TILE ROOF, PALISADE FENCING, OUTER WALL FINISHING - FACEBRICK, REMOTE DRIVEWAY GATE.

Dated at PRETORIA, 25 MARCH 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: L2739/DBS/N FOORD/CEM. -.

IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION PRETORIA) Case No: 82688/2017

In the application of: DAINFERN // ROODT DAINFERN HOMEOWNERS ASSOCIATION, Plaintiff and

DANIEL FRANCOIS ROODT & KARIN ROODT, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 20 MAY 2025, 11H00, SHERIFF RANDBURG WEST, UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, GAUTENG

TAKE NOTICE In pursuance of a judgment granted by this Honourable Court on 31 st of August 2018 and a Warrant of Execution issued thereafter on the 20 th of September 2018, the undermentioned immovable property will be sold in execution with a reserve price of R1 900 000.00 by the Sheriff of the CourtRANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND on 20 May 2025 at 11H00, to the highest bidder.

CERTAIN: ERF NUMBER: 758 as shown and more fully described as DAINFERN HOMEOWNERS ASSOCIATION in respect of the land and buildings situated at ERF 758 DAINFERN HOMEOWNERS ASSOCIATION, 633 GATESIDE AVENUE, DAINFERN, GAUTENG

MEASURING: Diagram Deed is 836 SQM in extent.

HELD: UNDER DEED OF TRANSFER: T43717/994

SITUATE AT: ERF 758 DAINFERN HOMEOWNERS' ASSOCIATION, 633 GATESIDE AVENUE, DAINFERN, GAUTENG

IMPROVEMENTS: (Not Guaranteed)

Dwelling appears to be a single storey and according to the building plan it consists of:

- Living area
- Kitchen
- Study
- · 2 Bedrooms (Main bedroom with Studio)
- 2 Bathrooms
- Separate toilet
- Store room
- Staff quarters and
- Double garage

· Total area : 346m 2

Other improvements:

Swimming pool

Dwelling is situated inside Dainfern Estate with 24-Hour security

Remarks:

- Please note that no access to the dwelling could be gained
- Building plans were viewed at Dainfern HOA
- · Dwelling inspected and valued the outside only.

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

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

The SHERIFF RANDBURG WEST will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee.

D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, during normal office hours Monday to Friday, Tel: 087 330 1094, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: CERONIO ATTORNEYS, 181 ALLCOCK STREET, COLBYN, PRETORIA, TEL: 010 786 0491 (REF:DA0006)

Dated at PRETORIA, 04 APRIL 2025.

Attorneys for Plaintiff(s): Ceronio Attorneys, Suite A, 181 Allcock Street, Colbyn, Pretoria, Gauteng. Tel: 0107860491. Fax: -. Ref: DA0014. -.



#### AUCTION

Case No: 32018/2023 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 NTAGE MICHAEL MOGODI, 1st Defendant and MOGALAGADI ISAAC MBONANI, 2nd Defendant NOTICE OF SALE IN EXECUTION

23 MAY 2025, 10:00, THE ACTING SHERIFF'S OFFICE, VANDERBIJLPARK: LAMEES BUILDING, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK In pursuance of a judgment granted by this Honourable Court on 19 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 R467 961.16, by the Acting Sheriff of the High Court VANDERBIJLPARK, to the highest bidder.

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

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

ERF 365 VANDERBIJL PARK SOUTH EAST NO 6 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, IN EXTENT: 1 023 (ONE THOUSAND AND TWENTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER T24551/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO (also known as: 51 ANDRIES POTGIETER BOULEVARD, VANDERBIJL PARK SOUTH EAST NO 6, GAUTENG), MAGISTERIAL DISTRICT: SEDIBENG.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): MAIN DWELLING: LOUNGE, KITCHEN, 6 BEDROOMS, 3 BATHROOMS, COVERED PATIO & OUTBUILDING: 3 STAFF QUARTERS, 2 STAFF BATHROOMS, CARPORT, TOILET.

TAKE FURTHER NOTICE THAT:

1. The sale is for cash or EFT only. No cheques will be accepted and VAT at 15% will be payable.

2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court.

3. The 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 Boulevard, Vanderbijlpark.

4. Registration as a buyer is a pre-requisite subject to specific conditions, 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 legislation i.r.o. proof of identity and address particulars.

4.3 Payment of a registration deposit of R10 000.00 in cash or EFT that must reflect in the Sheriff's account prior to the sale.

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

5. The office of the Acting Sheriff Vanderbijlpark will conduct the sale with auctioneer Mr. P. Ora.

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

Dated at PRETORIA, 12 MARCH 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: S13701/DBS/N FOORD/CEM. -.

AUCTION

Case No: B3038/2023 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 JAMES MODIBEDI, Defendant

NOTICE OF SALE IN EXECUTION

# 23 MAY 2025, 10:00, THE ACTING SHERIFF'S OFFICE, ROODEPOORT SOUTH: 182 PROGRESS ROAD, TECHNIKON, ROODEPOORT

In pursuance of a judgment granted by this Honourable Court on 25 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 R408 711.48, by the Acting Sheriff of the High Court ROODEPOORT SOUTH, to the highest bidder.

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

PORTION 14 OF ERF 12770 KAGISO EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 250 (TWO HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T41658/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 14/12770 STEVEN BIKO DRIVE, KAGISO EXTENSION 8, MOGALE CITY, GAUTENG), MAGISTERIAL DISTRICT: KAGISO.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): MAIN BUILDING: DINING ROOM, 2 BEDROOMS, KITCHEN, BATHROOM, TOILET.

Dated at PRETORIA, 24 MARCH 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: G13606/DBS/N FOORD/CEM. -.

#### AUCTION

Case No: 2023-074668

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

#### In the matter between: FIRSTRAND MORTGAGE COMPANY (RF) LIMITED Judgement Creditor and

RABEK MALULEKE ludgment Debtor

NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025, 11:00, 99 8TH STREET, SPRINGS

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff SPRINGS to the highest bidder SUBJECT TO A RESERVE PRICE OF R290 338.00 and will be held at 99 8TH STREET, SPRINGS on 21 MAY 2025 at 11H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 99 8TH STREET, SPRINGS, prior to the sale.

**CERTAIN:** 

PORTION 20 OF ERF 325 DAGGAFONTEIN TOWNSHIP, Registration Division I.R., Province of GAUTENG, being 20 EASTWOOD MANOR, 1 BOKMAKIERIE STREET, DAGGAFONTEIN, MEASURING: 276 (TWO HUNDRED AND SEVENTY SIX) Square Metres;, HELD under Deed of Transfer No. T37590/2022, Situated in the Magisterial District of EKURHULENI EAST (SPRINGS).

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

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

OUTSIDE BUILDINGS: NONE

SUNDRIES: NONE.

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

Dated at Hammond Pole Majola Inc, Boksburg, 19 MARCH 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: MAT454115\ ANNERI FRITZ \ TK. Hammond Pole Majola Inc, Boksburg.

Yes

Case No: 1077/2023

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

In the matter between: CYNTHIA MALEHLOHONOLO MOKATSANE - EXECUTION CREDITOR and MOLUTSI JOHANNES MOKATSANE - EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 2025-05-15, 10H00, ACTING SHERIFF VEREENIGING, OFFICE NO.2, WELLFORD PLACE, 31 LESLIE STREET, VEREENIGING

Address: 31 Sable Crescent, VereenigingImprovements: 3 Bedrooms, 1 Kitchen, 1 Bath Room, 1 Toilet, 1 Sitting Room, 1 Carport.Measuring: 688 (Six Hundred And Eighty Eight) Square MetersRegistration

Division: I.QThe Province of: GautengHed By: Deed of Transfer: T37200/2017TERMS: 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 within 21 (TWENTY-ONE) days from the date of sale. No third-party guarantees will be accepted.AUCTIONEER'S CHARGES, payable on the day of the sale, to be calculated as follows:6% (SIX PER CENT) on the first R100 000; 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 - R400 000.00 plus VAT at 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. 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, 31 Leslie Street, Vereeniging.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 R50 000.00 in cash or eft.5. The auctioneer will be Mr BO Kumalo

Dated at , .

Attorneys for Plaintiff(s): A SWART, LEGAL AID SOUTH AFRICA, VEREENIGING LOCAL OFFICE, C/O THABELO TSHITAKA ATTORNEYS, OFFICE NO. 1, WELLFORD PLACE, 31 LESLIE STREET, VEREENIGING. Tel: 016 421 3527. Fax: N/A. Ref: X742119718AS. .

#### AUCTION

Case No: 28442/2018 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and LINCOLN KGOPISO CHUWE N.O. duly appointed as EXECUTOR in the ESTATE OF THE LATE KHENSANI CLARA CHUWE in terms of Section 13 and 14 of the Administration of Estates Act, No. 66 of 1965 (as amended), 1st Defendant and LINCOLN KGOPISO CHUWE, I.D.: 701122 5644 08 7, 2nd Defendant

#### NOTICE OF SALE IN EXECUTION

### 22 MAY 2025, 10:00, THE SHERIFF'S OFFICE, SOWETO WEST: 2241 CNR RASMENI & NKOPI STREETS, PROTEA NORTH, SOWETO

In pursuance of judgments granted by this Honourable Court on 3 DECEMBER 2018 and 19 DECEMBER 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 R400 000.00, by the Sheriff of the High Court SOWETO WEST, to the highest bidder.

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

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

ERF 5655 NALEDI EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 275 (TWO HUNDRED AND SEVENTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T38839/2006, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 3263 NGOTWANE STREET, NALEDI EXTENSION 1, SOWETO, GAUTENG), MAGISTERIAL DISTRICT: SOWETO.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): LOUNGE, DINING ROOM, STUDY, 2 BATHROOMS, PASSAGE, 3 BEDROOMS, KITCHEN, STORE ROOM, TYPE OF BUILDING - SEMI, TYPE OF ROOF - METALIC SHEET, TYPE OF FENCE - WALL.

Dated at PRETORIA. 20 MARCH 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: G9101/DBS/N FOORD/CEM. -.

Case No: 2023/124444

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 Boitumelo Brainsby Modise with id 890916 5484 08 4, 1st Defendant and Sisipo Modise with id 930320 0602 08 3, 2nd Defendant

#### NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025. 09:00. 39A LOUIS TRICHARDT AVENUE. ALBERTON NORTH

Sale in execution to be held on the 21st of May 2025 @ 09h00 by the Sheriff Palmridge at 39A Louis Trichardt Avenue, Alberton North.

ERF 4970, ALBERTSDAL EXTENSION 31 TOWNSHIP,, REGISTRATION DIVISION I.R., PROVINCE GAUTENG, MEASURING 150 square metres, Held by Deed of Transfer T46306/2018, Situate at: 4970 Catlet Muddler Street, Albertsdal Extenion 31, Alberton, Gauteng Province

Improvements - (Not guaranteed): A residential dwelling consisting of 1x Lounge, 1 x Kitchen, 3 x Bedrooms, 1 x Bathroom, 1 x Shower, 2 x WC and 2 x Carports.

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 R699 000-00.

All bidders are required to present their identity document together with their proof of residence for FICA. All bidders are required to pay R25 000-00 [physical auction] and R40 000-00 [online auction] for registration which is refundable.

Conditions of sale can be inspected at 39A Louis Trichardt Avenue, Alberton North, 24 hours prior to the auction.

Dated at Pretoria. 11 APRIL 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/B3314. -.

#### AUCTION

Case No: 2023-039064

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

IN THE MATTER BETWEEN: SS KINGSTON VILLAGE (SS No: 361/1996), Plaintiff and MOSHALE JANE KUTUMELA (ID: 731018 0300 08 5) - First Respondent, THE CITY OF JOHANNESBURG **METROPOLITAN MUNICIPALITY - Second Respondent and ABSA BANK LTD - Third Respondent** AUCTION - NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

23 MAY 2024, 10:00, Sheriff Roodepoort, 182 Progress Road, Lindhaven, Roodepoort

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of execution dated 17 December 2024, the property listed hereinbelow will be sold in execution with a reserve price of R350 000.00 (Three Hundred and Fifty Thousand Rand) 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 23 May 2025 at 10h00, or as soon as reasonably possible thereafter.

THE PROPERTY:

1. UNIT 35 , in the sectional title scheme known as KINGSTON VILLAGE BODY CORPORATE , with scheme number 88/1997, held by the Execution Debtor under Sectional Title Deed ST27312/2010, which is better known as UNIT 35 KINGSTON VILLAGE BC, 12 DOPPRUIM AVENUE, WELTEVREDEN PARK,

in the City of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional title plan is 56 (FIFTY SIX) 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 ST27312/2010.

THE PROPERTY IS ALSO KNOWN AS: UNIT 35 KINGSTON VILLAGE BC, 12 DOPPRUIM AVENUE, WELTEVREDEN PARK.

The following information is furnished regarding the improvements to the property, though in this regard nothing is guaranteed: The property consists of: Three Bedrooms, One Bathroom, Lounge, Carport, Kitchen.

THE CONDITIONS OF SALE: 10% (Ten Percent) of the purchase price, and the Sheriff's costs, to be paid in cash on the day of the sale and the balance payable against registration of transfer, to be secured by a bank or another acceptable guarantee to be furnished to the Sheriff of the above Honourable Court, SHERIFF ROODEPOORT 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, 04 APRIL 2025.

Attorneys for Plaintiff(s): Heerschop Pienaar Attorneys, Clearview Office Park, Block A, Ground Floor, 77 Wilhelmina Avenue, Allen's Nek. Tel: (011) 763-3050. Fax: -. Ref: VO/rc/KV/0007. -.

#### AUCTION

Case No: 14800/2023

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

#### In the matter between: SAWINDU 08 RF (PTY) LTD, Plaintiff and KHAZAMULA PEKI MALATJI, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 15 MAY 2025, 10:00, ACTING SHERIFF OF THE HIGH COURT, CULLINAN, NO.1 FIRST STREET, CULLINAN

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 14800/2023 dated the 4 th of October 2024 and writ of Attachment issued, the immovable property listed hereunder will be sold to the highest bidder with a reserve price of R500 000.00 at the OFFICES OF THE SHERIFF OF THE HIGH COURT CULLINAN, NO. 1 FIRST STREET, CULLINAN on15 MAY 2025 at 10H00.

Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT CULLINANat 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 650 GLENWAY ESTATE TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 250 (TWO HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T14947/2018, SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

ALSO KNOWN AS: 2605 INKALWANE STREET, GLENWAY ESTATE, CULLINAN

IMPROVEMENTS: 3 BEDROOMS, 1 BATHROOM, 1 KITCHEN, 1 LOUNGE (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, OFFICES OF THE SHERIFF OF THE HIGH COURT, CULLINAN NO 1 FIRST STREET CULLINAN 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 R10 000.00 (refundable) is required one (1) day prior to the date of sale, EFT or CASH ACCEPTED, in order to obtain a buyers card;

(d) The Sheriff or his deputy will conduct the auction; and

(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 to date of registration.

HARRINGTON JOHNSON WANDS ATTORNEYS Attorneys for Plaintiff Building 1, 2 nd Floor Design Quarter Fourways, Sandton 010 448 0609 REF: M01120

Dated at JOHANNESBURG, 10 APRIL 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: M01120. -.

#### AUCTION

Case No: 2021-17940

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

IN THE MATTER BETWEEN GARDEN SQUARE BODY CORPORATE (Scheme Number: SS 1393/2007), Judgment Creditor and NOKUTHULA TRIEZA BUTHELEZI (ID: 750930 0498 08 9) - First Respondent, THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY - Second Respondent and SOUTH AFRICAN HOME LOANS GUARANTEE TRUST - Third Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2025, 10:00, Sheriff Pretoria South West, Azania Building, Cnr Iscor Avenue & Iron Terrace, West Park

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of execution dated24 August 2023, the property listed hereinbelow will be sold in execution to the highest bidder without reserve. The sale in execution will be conducted by the Sheriff of the above Honourable Court, SHERIFF PRETORIA SOUTHWEST, AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK, on the 22 May 2025 at10h00 or as soon as reasonably possible thereafter.

THE PROPERTY: UNIT 12, in the sectional title scheme known asNOKUTHULA TRIEZA BUHELEZI, with scheme numberSS NO: 1393/2007, held by the Execution Debtor under Sectional Title DeedST67452/2018, which is better known asUNIT 12 GARDEN SQUARE, HANNY STREET, PRETORIA GARDENS, in the City of Tshwane of which section the floor area, according to the sectional title plan is 71 (SEVENTY 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 ST67452/2018.

THE PROPERTY IS ALSO KNOWN AS: UNIT 12 GARDEN SQUARE, HANNY STREET, PRETORIA GARDENS .

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

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

THE CONDITIONS OF SALE:

10% (Ten Percent) of the purchase price, and the Sheriff's costs, to be paid in cash on the day of the sale and the balance payable against registration of transfer, to be secured by a bank or another acceptable guarantee to be furnished to the Sheriff of the above Honourable Court, SHERIFF PRETORIA SOUTHWEST, 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 PRETORIA SOUTHWEST, AZANIA BUILDING, COR ISCOR AVENUE & IRON TERRACE WEST PARK.

Dated at Roodepoort, 08 APRIL 2025.

Attorneys for Plaintiff(s): Heerschop Pienaar Attorneys, Block A, Ground Floor, Clearview Office Park, 77 Wilhelminia Avenue, Allen's Nek.. Tel: 011 763 3050. Fax: 011 760 4767. Ref: GS1/0022. -.

#### AUCTION

Case No: 66579/2023 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: NEDBANK LIMITED, Plaintiff and MONIQUE HAVINGA, Defendant

#### NOTICE OF SALE IN EXECUTION

#### 22 MAY 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 7 NOVEMBER 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 R962 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.

PORTION 25 OF ERF 3124 POMONA EXTENSION 90 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 361 (THREE HUNDRED AND SIXTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T67139/2020, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 119 THIRD AVENUE, POMONA EXTENSION 90, KEMPTON PARK, GAUTENG), MAGISTERIAL DISTRICT: KEMPTON PARK.

ZONING: RESIDENTIAL.

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

Dated at PRETORIA, 25 MARCH 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: L4318/DBS/N FOORD/CEM. -.

#### AUCTION

Case No: 2022/8903

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

# In the matter between: ABSA HOME LOANS GUARANTEE, First Plaintiff COMPANY (RF) PTY LTD ABSA BANK LIMITED Second Plaintiff and SAMPSON, RESHAANO SHANNON, Defendant NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

# 14 MAY 2025, 14:00, ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 11 NOVEMBER 2024, a sale will be held at the office of the ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON on 14 MAY 2025 at 14H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the office of the ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON, subject to a reserve price set at R210,000.00. A Unit consisting of - (a) Section No. 3 as shown and more fully described on Sectional Plan Number SS111/1986 in the scheme known as MALIJA COURT in respect of the land and building or buildings situated at BELLE-VIEW TOWNSHIP, Local Authority: CITY OF JOHANNESBURG MUNICIPALITY, of which section the floor area according to the said sectional plan is 80 (EIGHTY) square metres in extent; and (b) an undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan Held by

Deed of Transfer No. ST2859/2020 Situated at: Unit 3. Malija Court. 81 St. George Street. Bellevue. Johannesburg Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: Dining Room, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Toilet. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiffs' Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON. The office of the ACTING SHERIFF JOHANNES-BURG EAST will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/DownloadFileAction?id=99961) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON.

Dated at JOHANNESBURG, -.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan

Smuts Avenue Westcliff , Johannesburg. Tel: 011 274 9800. Fax: 011 646 7982. Ref: JN7349/S991/N. Erasmus/CO. -.



#### AUCTION

Case No: 2024-90430

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

IN THE MATTER BETWEEN FLAMINGO VILLAS BODY CORPORATE (Scheme Number: SS 137/1997), Judgment Creditor, Plaintiff and BUDHAI MUKESH (ID: 830822 5126 08 4) - First Respondent, THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - Second Respondent and NEDBANK LTD - Third Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 23 MAY 2025, 10:00, Sheriff Roodepoort North, 182 Progress Road, Lindhaven, Roodepoort

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of execution dated13 November 2023, the property listed hereinbelow will be sold in execution to the highest bidder. The sale in execution will be conducted by the Sheriff of the above Honourable Court,SHERIFF ROODEPOORT NORTH 182 PROGRESS ROAD LINDHAVEN ROODEPOORT 1724 on the23 May 2025 at10h00 or as soon as reasonably possible thereafter.

THE PROPERTY:

UNIT 68 , in the sectional title scheme known asFLAMINGO VILLAS BODY CORPORATE , with scheme numberSS NO:137/1997 , held by the Execution Debtor under Sectional Title Deed16796/2023 , which is better known asUNIT 68 FLAMINGO VILLAS BODY CORPORATE, 800 VERMOOTEN STREET, GROBLER PARK, ROODEPOORT , in the City of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional title plan is 58 (FIFTY EIGHT) 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 16796/2023.

THE PROPERTY IS ALSO KNOWN AS: UNIT 68 FLAMINGO VILLAS BODY CORPORATE, 800 VERMOOTEN STREET, GROBLER PARK, ROODEPOORT .

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

The property consists of: 2 x Bedrooms, 1 x Bathroom, TV-Livingroom, 1 x Kitchen, 1 x Carport -Fencing: Facebrick, Outer Wall Finishing: Plaster, Roof Finishing: Tiles, Inner Floor Finishing: Tiles.

THE CONDITIONS OF SALE:

10% (Ten Percent) of the purchase price, and the Sheriff's costs, to be paid in cash on the day of the sale and the balance payable against registration of transfer, to be secured by a bank or another acceptable guarantee to be furnished to the Sheriff of the above Honourable Court, SHERIFF ROODEPOORT 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, 14 APRIL 2025.

Attorneys for Plaintiff(s): Heerschop Pienaar Attorneys, Block A, Ground Floor, Clearview Office Park, 77 Wilhelminia Avenue, Allen's Nek.. Tel: 011 763 3050. Fax: 011 760 4767. Ref: FLA1/0056. -.



IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION) Case No: 60788/2022

# In the matter between: FNB Mortgage Loans (RF) Limited, Plaintiff and Equity 157 Property Investments Proprietary Limited with registration number 2017/082140/07, Defendant NOTICE OF SALE IN EXECUTION

22 MAY 2025, 10:30, 74 VON GEUSAU STREET, NIGEL

Sale in execution to be held on the 22nd of May 2025 at 10h30 at the Sheriff's Office, 74 Von Geusau Street, Nigel.

PORTION 13 OF ERF 4410 SELCOURT EXT 12 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE GAUTENG MEASURING 204 square metres, Held by Deed of Transfer T24322/2018, Situate at: PORTION 13 OF ERF 4410 SELCOURT EXT 12, SPRINGS, GAUTENG PROVINCE

Improvements - (Not guaranteed): A residential dwelling consisting of  $1 \times 10^{-1}$  x Kitchen,  $2 \times 10^{-1}$  Bedrooms,  $1 \times 10^{-1}$  A residential dwelling consisting of  $1 \times 10^{-1}$  A residential dwelling consisting consist

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 her/his Deputy to the highest bidder with a reserve price set at R100 000.00.

Conditions of sale can be inspected at the Sheriff's Office, 74 Von Geusau Street, Nigel 24 hours prior to the auction.

Dated at Pretoria, 11 APRIL 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/B3145. -.

IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION) Case No: 2023/119103

In the matter between: FNB Mortgage Loans [RF] Limited, Plaintiff and Nicola Coates-Moggee, [ID: 711124 0182 08 7], Defendant

NOTICE OF SALE IN EXECUTION

# 20 MAY 2025, 11:00, UNIT C1, MOUNT ROYAL, 657 JAMES CRESENT, HALFWAY HOUSE, MIDRAND

Sale in execution to be held on the 20th of May 2025 @ 11h00 by the Sheriff Randburg West at Unit C1, Mount Royal, 657 James Cresent, Halfway House, Midrand

ERF 1003 DOUGLASDALE EXTENSION 66 TOWNSHIP,, REGISTRATION DIVISION I.Q., PROVINCE GAUTENG, MEASURING 1500 square metres, Held by Deed of Transfer T41900/2013, Situate at: 25 Condor Road, Douglasdale extension 66, Sandton, Gauteng Province

Improvements - (Not guaranteed): A two storey residential dwelling consisting of: Main Dwelling: 1 x Entrance Hall, 1 x Lounge, 1 x Family Room, 1 x Dining Room, 1 x Study, 1 x Kitchen, 1 x Scullery, 4 x Bedrooms, 2 x Bathrooms, 2 x Showers, 3 x WC, 2 x Out Garages, 1 x Servant, 1 x Bathroom / WC, 1 x Kitchenette and 2 x Lapa / Patio.

2nd Dwelling: 1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 1 x Shower 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 R2 100 000-00.

Conditions of sale can be inspected at Unit C1, Mount Royal, 657 James Cresent, Halfway House, Midrand24 hours prior to the auction.

Dated at Pretoria, 11 APRIL 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: Elizma/B3299. -.



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

Case No: 16138/2024

# In the matter between: FNB Mortgage Loans (RF) Limited, Plaintiff and Tirhani Chauke, Defendant

NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025, 09h00, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH

Sale in execution to be held on the 21st of May 2025 at 09h00 at the Sheriff's Office, 39A Louis Trichardt Avenue, Alberton North

ERF 3925, WATERVALSPRUIT EXTENSION 20 TOWNSHIP,, REGISTRATION DIVISION I.R., PROVINCE GAUTENG, MEASURING 150 square metres, Held by Deed of Transfer T667/2022, Situate at: 3925 Cornetfish Street, Watervalspruit Extension 20, Gauteng Province

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Lounge, 1 x Kitchen, 3 x Bedrooms, 1 x Bathroom,

1 x Shower, 2 x WC and 1 x Carport.

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

The Auction will be conducted by the Sheriff, and / or her/his Deputy to the highest bidder with a reserve price set at R680 000.00.

All bidders are required to pay R25 000-00 [physical auction] or R40 000-00 [online auction] to the Sheriff, which is refundable, to obtain a bidders card.

Conditions of sale can be inspected at the Sheriff's Office, 39A Louis Trichardt Avenue, Alberton North, 24 hours prior to the auction.

Dated at Pretoria, 11 APRIL 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: Elizma/B3329. -.

#### AUCTION

Case No: 2022/4698

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

In the matter between: FirstRand Bank Limited, Plaintiff and DOROTHY MUTHONI SEEKOEI, Defendant

Delenuant

NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025, 11:00, THE SHERIFF RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG on 21ST MAY 2025 at 11:00

Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of at least R330 000.00 (three hundred and thirty thousand Rand), by THE SHERIFF RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG on 21ST MAY 2025 at 11:00 of the following property:

A unit consisting of:-

(a) Section No. 18 as shown and more fully described on the Sectional Plan No SS44/1977, in the scheme known as DE HOEK in respect of the land and building or buildings situate at WINDSOR TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said Sectional Plan, is 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 No ST73864/2015

STREET ADDRESS: SECTION 18 (DOOR 18) DE HOEK COMPLEX, 29 JUDGES AVENUE, WINDSOR, RANDBUIRG, GAUTENG PROVINCE situated in the JOHANNESBURG NORTH (RANDBURG) AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

PLACE OF SALE: The sale will take place at the offices of the SHERIFF RANDBURG SOUTH WEST at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG, GAUTENG PROVINCE

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

NEAT BRICK PLASTERED DUPLEX UNIT UNDER A TILED ROOF CONSISTING OF A LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, 2 WATER CLOSETS, 1 CARPORT WITH A GARDEN

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF RANDBURG SOUTH WEST at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG, GAUTENG PROVINCE, where they may be inspected during normal office hours.

Dated at Pretoria, 24 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/MAT12716. -.

#### AUCTION

Case No: B3397/2023 DOCEX 178, PRETORIA

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

### IN THE MATTER BETWEEN: ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, 1st Plaintiff and ABSA BANK LIMITED, 2nd Plaintiff and THULANI TSHABALALA, Defendant

NOTICE OF SALE IN EXECUTION

# 21 MAY 2025, 09:00, THE SHERIFF'S OFFICE, PALM RIDGE: 39a LOUIS TRICHARDT STREET, ALBERTON NORTH

In pursuance of a judgment granted by this Honourable Court on 13 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 R450 000.00, by the Sheriff of the High Court PALM RIDGE, to the highest bidder.

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

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

ERF 1077 WATERVALSPRUIT EXTENSION 9 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 175 (ONE HUNDRED AND SEVENTY FIVE) SQUARE METRES, HELD BY DEED

OF TRANSFER NUMBER T1867/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 1077 PEARLEYE STREET, WATERVALSPRUIT EXTENSION 9, GAUTENG), MAGISTERIAL DISTRICT: EKURHULENI.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): MAIN BUILDING: LOUNGE, DINING ROOM, 2 BEDROOMS, KITCHEN, BATHROOM, SHOWER.

TAKE FURTHER NOTICE THAT:

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

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

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

- 4. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008

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

5. Auction Terms and Conditions and the Conditions of Sale may be inspected at the office of the Sheriff for Palm Ridge, 39a Louis Trichardt Street, Alberton North, 24 hours prior to the auction.

6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R25 000.00 (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. The Purchaser shall pay the Sheriff a deposit of 10 (ten) per cent of the purchase price in cash or by bank guaranteed cheque or by electronic transfer on the day of the sale.

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

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

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

#### Dated at PRETORIA, 24 MARCH 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: U23627/DBS/N FOORD/CEM. -.

#### AUCTION

Case No: 25263/2022

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and SIFISO PERCIVAL SIBIYA (IDENTITY NUMBER: 870313 5341 080), DEFENDANT

NOTICE OF SALE IN EXECUTION

#### 22 MAY 2025, 10:30, 74 VON GEUSAU STREET, NIGEL

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a Court reserve price of R648 300.00, will be held by the SHERIFF OF THE HIGH COURT NIGEL at 74 VON GEUSAU STREET, NIGELon THURSDAYthe 22 ND of MAY 2025at 10:30of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF NIGELduring office hours.

CERTAIN: ERF 526 SHARON PARK EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG

MEASURING 1 204 (ONE THOUSAND TWO HUNDRED AND FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T57060/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 11 BRESLER STREET, SHARON PARK EXTENSION 1 .

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

#### MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS WALLS: PLASTER/PAINT ROOF: PITCH TILE.

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 NIGEL, 74 VON GEUSAU STREET, NIGEL, 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 NIGEL.

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/

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

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

(c) Payment of a registration fee of R10 000.00 (Ten Thousand Rand) (refundable) in cash;

(d) Registration conditions.

Dated at PRETORIA, 28 MARCH 2025.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361 5640. Fax: 0865603329. Ref: R ISMAIL/MVDB/MAT75192. -.

# AUCTION

Case No: 089304/2023

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

In the matter between: FIRSTRAND BANK LTD, Plaintiff and TEBOHO WHISKY MENYATSO ID 900405 5725 082, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

# 09 MAY 2025, 10:00, THE SHERIFF OFFICE OF VANDERBIJLPARK AT 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, a sale with a reserve price of R200 000.00 will be held by the acting SHERIFF OF THE HIGH COURT VANDERBILPARK on the 09th day of MAY 2025 at 10H00 at THE SHERIFF OFFICE OF VANDERBIJLPARK AT LAMEES BUILDING, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of SHERIFF VANDERBIJLPARK AT LAMEES BUILDING, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK 24 hours prior to the auction: ERF 597 VANDERBIJLPARK CENTRAL EAST NO 7 EXTENSION 2TOWNSHIP REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG MEASURING: 290 (TWO NINE ZERO) SQUARE METRES HELD BY DEED OF TRANSFER NO. T46328/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: 597 GREY HERON STREET, VANDERBIJLPARK CENTRAL EAST NO 7 EXTENSION 2 The following information is furnished with regard to improvements in the property although nothing in this respect is guaranteed: House Consisting of a Lounge, Kitchen, 3 Bedrooms, 1 Bathroom, 1 Shower, 2 Toilet. Terms: 10% (TEN PERCENT) of the purchase price in cash or EFT on the day of the sale; the balance payable against registration of transfer; a guarantee to be furnished within 21 (Twenty-One) days from the date of sale. No third-party guarantees will be accepted. AUCTIONEER'S CHARGES, payable on the day of the sale, to be calculated as follows: 6% (SIX PERCENT) on the first R100 000.00; 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 - R400 000.00 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. 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 Sheriff Vanderbijlpark, Unit 5B Sentio Building, 23 Frikkie Meyer Boulevard, Vanderbijlpark. 4. Registration as 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 PRETORIA, 22 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/SA3191. -.

#### AUCTION

Case No: 2023-098396 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 and Mokheseng Abbey Thabo Moalosi, Defendant NOTICE OF SALE IN EXECUTION

#### 21 MAY 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 17 JULY 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 21 MAY 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 R1 000 000.00:

CERTAIN: SECTION NO. 1 as shown and more fully described on Sectional Plan no. SS485/2022 in the scheme known as THE LIN in respect of the land and building or buildings situate at LINDEN TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 54 (fifty four) square metres in extent, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, HELD: Under Deed of Transfer ST70951/2022;

SITUATE AT: UNIT 1, THE LIN, 53 EIGHTH STREET, LINDEN;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 1, THE LIN,53 EIGHTH STREET, LINDEN consists of: 1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 2 x Bathrooms and 1 x Carport (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/MAT45707).

Dated at JOHANNESBURG, 24 MARCH 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/MAT45707. -.

#### AUCTION

Case No: 2023-030745

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

#### In the matter between: DAINFERN VALLEY HOMEOWNERS ASSOCIATION, Plaintiff and ISAAC MUSHONGA & FOUR OTHERS, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

# 20 MAY 2025, 11h00, SHERIFF RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRES, HALFWAY HOUSE, MIDRAND

In pursuance of a judgment and Warrant of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand on the 20th day of MAY 2025 at 11h00 to the highest bidder.

Full conditions of sale can be inspected at the office of the Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Erf 2098, Dainfern Valley Homeowners Association also known as Erf 2098, Dainfern Ext 19, 29 Benedict Drive, Dainfern Valley Security Estate, Randburg and known as Dainfern Valley Homeowners Association in respect of land and building situated at Erf 2098, Dainfern Ext 19, 29 Benedict Drive, Dainfern Valley Security Estate, Randburg of which section the floor area is 862.000 sqm (Eight hundred and Sixty-two square meters) in extent. Held under Deed of Transfer T162366/2007. Better known as Erf 2098, Dainfern Valley Homeowners Association also known as Erf 2098, Dainfern Ext 19, 29 Benedict Drive, Dainfern Valley Security Estate, Randburg of which section the floor area is 862.000 sqm (Eight hundred and Sixty-two square meters) in extent. Held under Deed of Transfer T162366/2007. Better known as Erf 2098, Dainfern Valley Homeowners Association also known as Erf 2098, Dainfern Ext 19, 29 Benedict Drive, Dainfern Valley Security Estate, Randburg. (862.000 sqm in extent).

Zoned: (Please note nothing is guaranteed and/or no warranties are given in respect thereof): House within the Homeowners Association known as Dainfern Valley Homeowners Association.

Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of Lounge, Family Room, Kitchen, Four Bedroom(s), Two Bathroom(s), Snooker room, Servant quater with bathroom, Two Garages. The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

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

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

3. The rules of auction are available 24 hours prior to auction at the offices of the Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand. Sheriff Randburg West or the deputy will conduct the sale.

Registration as a buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url http://www.info.gov.za/ view/downloadfileaction?id=99961) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee (R 300 000.00) - cash/eft (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand with your reserve price, if any, in pursuance to this sale in execution.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East

Road, Bedfordview, Johannesburg, Telephone Number: 010 001 2628. Ref: DAIN2098/MB

Dated at Johannesburg, 22 APRIL 2025.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview. Tel: 010 001 2628. Fax: -. Ref: DAIN2098/MB. -.

#### AUCTION

IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, PRETORIA) Case No: 92725/2023

# In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and KHAYELIHLE GLEN GULE (IDENTITY NUMBER: 860201 6032 083), DEFENDANT

NOTICE OF SALE IN EXECUTION

### 22 MAY 2025, 14:00, 10 PIERNEEF BOULEVARD, MEYERTON

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit with a Court reserve price ofR445 000.00 will be held at the office of the SheriffMEYERTON at 10 PIERNEEF BOULEVARD, MEYERTON on22 MAY 2025 at14:00 of the under mentioned property of the Defendant on the Conditions which will lie for inspection prior to the sale at the offices ofSHERIFF MEYERTON at 10 PIERNEEF BOULEVARD, MEYERTON, MEYERTON.

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

MAIN BUILDING: SINGLE STOREY, FREESTANDING, BRICK WALLS, CORRUGATED IRON ROOF, TILED FLOORS, LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 TOILET

OUTBUILDING: SINGLE STOREY, FREESTANDING, BRICK WALLS, CORRUGATED IRON ROOF, LOUNGE, 2 BEDROOMS, KITCHEN, 1 BATHROOM, 1 TOILET.

(Improvements / Inventory - Not Guaranteed) CERTAIN:

ERF 357 WITKOP TOWNSHIP

**REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG** 

MEASURING 2552 (TWO THOUSAND FIVE HUNDRED AND FIFTY TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T76674/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

The property is situated at: 357 GEELVINK STREET, WITKOP.

The property is zoned: Residential

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

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

6% (six per centum) on the firstR100 000.00; 3.5% (three point five per centum) onR100 001.00 - R400 000.00 plus VAT and1.5% (one point five per centum) on the balance of the proceeds of the sale subject to a maximum commission ofR40 000.00 in total and a minimum ofR3 000.00 plus VAT (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser.

1. The sale is for cash or EFT only. No cheques will be accepted and VAT at 15% will be payable.

2. The sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court.

3. The rules of the auction are available 24 hours prior to the auction at the office of the Sheriff Meyerton, 10 Pierneef Boulevard, Meyerton.

4. Registration as a buyer is a pre-requisite subject to a specific condition, inter alia.

4.1 Directive of the Consumer Protection Act 68 of 2008; (Url http: //www.info.gov.za/view/ downloadfileaction?id-99961);

4.2 FICA registration in respect of Proof of identity and address particulars;

4.3 Payment of registration deposit of R50 000.00 in cash or EFT;

4.4 Online Auction - www.onlineauctions.africa;

5. The auctioneer will be MK Naidoo / Mrs / Mr Van Biljon.

Dated at PRETORIA, 28 MARCH 2025.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361 5640. Fax: 0862396955. Ref: R ISMAIL/CM/MAT80351. -.

### AUCTION

Case No: 2023/2562 Docex 55 Randburg

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

# In the matter between: Firstrand Bank Limited t/a First National Bank, Plaintiff and QOMOYI, VUSUMZI, Judgment Debtor

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

# 22 MAY 2025, 10:00, 23 Langverwacht Road, Klipdam, Kuilsrivier, Western Cape

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 Kuilsrivier South on 22 May 2025 at 10H00 at Sheriff's Office at 23 Langverwacht Road, Klipdam, Kuilsrivier, Western Cape, 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 1395 Eersterrivier in the City of Cape Town Division Stellenbosch Province Western Cape; Measuring 300 (three hundred) square meters; Held by the judgment debtor under Deed of Transfer T59670/1989 and T22033/2006; Physical address: Erf 1395, 70 Gladioli Street, Devon Park Village, Eersterivier, Western Cape. The following information is furnished, though in this regard nothing is guaranteed:Improvements: Lounge, kitchen, 2 bedrooms, 1 bathroom, 1 shower, 1 w/c, 1 carport.Terms:The sale is with a reserve price of R450,000.00 (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 23 Langverwacht Road, Klipdam, Kuilsrivier, Western Cape.

#### Dated at Hydepark, 20 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/ FF004987. -.

#### AUCTION

IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, PRETORIA) Case No: 2019/27597

# In the matter between: FIRSTRAND BANK LIMITED Plaintiff and PRINS: WILLEM HENRY, IDENTITY NUMBER: 601115 5122 08 9, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 15 MAY 2025, 10:00, Sheriff Vereeniging, 91 General Hertzog, Three Rivers, Vereeniging

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, PRETORIA in the abovementioned suit, against above named Defendant/s, a sale without a reserve price will be held by the Sheriff Vereeniging and has arranged for the immovable property to be sold by the Sheriff of the High Court Vereeniging, 91 General Hertzog, Three Rivers, Vereeniging on 15 May 2025 at 10h00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the Sheriff Vereeniging of: A section no 2 as shown and more fully described on sectional plan no SS581/1999 in the scheme known as Peacehaven Court in respect of the land and building or buildings situated at Erf 204 Peacehaven Township - local authority: Emfuleni Local Authority of which section the floor area, according to the said sectional plan, is 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 no ST16/72642 and subject to such conditions as set out in the aforesaid deed. Which bears the physical address: Section 2

Peacehaven Court, Jansen Street, Peacehaven, Vereeniging 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: 1 ENTRANCE HALL, 1 LOUNGE, 1 KITCHEN, 2 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 Vereeniging, 91 General Hertzog, Three Rivers, Vereeniging. 4 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 VEREENIGING, 91 GENERAL HERTZOG, THREE RIVERS, VEREENIGING. c/o LEE ATTORNEYS 51 Elandslaagte Street Hazelwood Tel: (012) 346 - 7040 Ref: L Le.

#### Dated at SANDTON, 19 MARCH 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: 086 624 5558. Ref: M PALM/MAT13758. -.

#### AUCTION

Case No: 18878/2023

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

In the matter between: FIRSTRAND BANK LTD, PLAINTIFF and LERATO REUBEN MOGOROSI, ID 810221 5397 080, 1ST DEFENDANT and TSHOLOFELO BRENDA MAIFADI, ID 860324 0493 083, 2ND DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 22 MAY 2025, 10:00, THE SHERIFF OFFICE OF VEREENIGING, 91 GENERAL HERTZOG ROAD, THREE RIVERS

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the above-mentioned suit, a sale with a reserve price of R100 000.00 will be held by the SHERIFF OF THE HIGH COURT VEREENIGING on the 22nd day of MAY 2025 at 10H00 at THE SHERIFF OFFICE OF VEREENIGING, 91 GENERAL HERTZOG ROAD, THREE RIVERS, 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 VEREENIGING, AT 91 GENERAL HERTZOG ROAD, THREE RIVERS:

ERF 2230, STRETFORD EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION: I.Q; GAUTENG PROVINCE, MEASURING: 268 (TWO SIX EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T53144/2009, SUBJECT TO THE CONDITIONS CONTAINED THEREIN BETTER KNOWN AS: STAND 2230, STRETFORD EXT 1, VEREENIGING.

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.

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

Dated at PRETORIA, 03 MARCH 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/SA3159. -.

#### AUCTION

IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, JOHANNESBURG) Case No: 2021-045710

# In the matter between: NEDBANK LIMITED, Plaintiff and BREAKS MIYELANI MKHABELA (Defendant)

NOTICE OF SALE IN EXECUTION

#### 22 MAY 2025, 10:00, THE OFFICES OF THE SHERIFF JOHANNESBURG NORTH, 117 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELTPARK, JOHANNESBURG

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 R300,000.00, will be held by THE OFFICES OF THE SHERIFF JOHANNESBURG NORTH, 117 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELTPARK, JOHANNESBURGon THURSDAY, 22 MAY 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 JOHANNESBURG NORTH, 117 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELTPARK, 10HANNESBURG.

CERTAIN:

A unit consisting of -

a) Section No.56 as shown and more fully described on Sectional Plan No.SS51/1978, ("the sectional plan") in the scheme known asSAN FRANCISCO in respect of the land and building or buildings situated atPARKTOWN TOWNSHIP LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area according to the said sectional plan, is100 (ONE HUNDRED) square meters in extent ("the mortgaged section") and;

b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the sectional plan ("the common property"). HELD UNDER DEED OF TRANSFER ST50423/2018 AND SUBJECT TO THE CONDITIONS THERIN CONTAINED.

Situated at: UNIT 56 SAN FRANCISCO ,11 CLARENDON PLACE, PARKTOWN, JOHANNESBURG

IMPROVEMENTS: (not guaranteed) -A UNIT CONSISTING OF 3 BEDROOMS, KITCHEN, LOUNGE, 2 BATHROOMS 1 TOILET AND ONE OTHER ROOM.

THE PROPERTY IS ZONED : RESIDENTIAL

Situated in the Magisterial District of JOHANNESBURG CENTRAL.

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 JOHANNESBURG NORTH, 117 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELTPARK, JOHANNESBURG.

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

6. The Sheriff I ADIMOOLUM, ACTING SHERIFF JOHANNESBURG NORTHor his/her deputy 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 R10,000.00 in cash or by EFT. All bidders should request bidding requirements timeously, no late requests will be condoned.

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

Dated at Johannesburg, 26 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/N03564/ E-mail: foreclosure3@endersteins.co.za. Enderstein Malumbete Inc.

#### AUCTION

Case No: 2023-097489 DOCEX 125, JHB

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

# In the matter between: Absa Bank Limited, Plaintiff and Werner Barnard, First Defendant and Nadia Barnard, Second Defendant

NOTICE OF SALE IN EXECUTION

#### 16 MAY 2025, 10:00, Lamees Building, Corner Frikkie Meyer & Rutherford Boulevard, Vanderbijlpark

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 05 MARCH 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 VANDERBIJLPARK on 16 MAY 2025 at 10:00 at LAMEES BUILDING, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK, to the highest bidder, subject to a reserve price of R606 000.00:

CERTAIN: ERF 499 VANDERBIJL PARK SOUTH EAST 1 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG;

MEASURING: 1077 (ONE THOUSAND AND SEVENTY SEVEN) SQUARE METRES;

HELD: Under Deed of Transfer T73109/2010;

SITUATE AT: 18 ADAM TAS STREET, VANDERBIJLPARK S. E. 1, VANDERBIJLPARK;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 18 ADAM TAS STREET,

VANDERBIJLPARK S. E. 1, VANDERBIJLPARK consists of: MAIN BUILDING: Lounge, Dining Room, Kitchen, Laundry, 5 x Bedrooms, 2 x Bathrooms and 2 x Garages. OUT BUILDING: Lounge, Kitchen, Bedroom, 1 x Bathroom and 1 x Toilet (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), pay a deposit of 10% of the purchase price in cash or 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 VANDERBIJLPARK, LAMEES BUILDING, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK. The ACTING SHERIFF VANDERBIJLPARK, Mr. P Ora will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

B) The sale is for cash of EFT only. No cheques will be accepted and VAT at 15% will be payable.

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

D) Payment of a Registration Deposit of R10 000.00 in cash of EFT.

E) 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 VANDERBIJLPARK, LAMEES BUILDING, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK, during normal office hours Monday to Friday, Tel: 016 302 0997, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/JA/MAT44431).

#### Dated at JOHANNESBURG, 20 MARCH 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/MAT44431. -.

#### AUCTION

### Case No: 11035/2017 PH46A

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

# In the matter between: FirstRand Bank Limited, Judgement Creditor and Amos Lindela Mamama, 1st Judgement Debtor and Monica Zukiswa Mamama, 2nd Judgment Debtor

NOTICE OF SALE IN EXECUTION

# 19 MAY 2025, 10:00, 4 ANGUS STREET, GERMISTON

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff GERMISTON SOUTH to the highest bidder WITHOUT RESERVE and will be held at 4 ANGUS STREET, GERMISTON on 19 MAY 2025 at 10H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 4 ANGUS STREET, GERMISTON, prior to the sale.

A UNIT CONSISTING OF:

SECTION NO. 18 as shown and more fully described on Sectional Plan No. SS86/1982 in the scheme known as DEWLISH in respect of the land and building or buildings situate at DINWIDDIE TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 37 (THIRTY 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. ST14016/2011

situated at UNIT 18 (DOOR 206) DEWLISH, 206 GREY STREET, DINWIDDIE.

Situated in the Magisterial District of GERMISTON SOUTH.

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

MAIN BUILDING: LOUNGE, KITCHEN, 1 BEDROOM, 1 BATHROOM, WC.

OUTSIDE BUILDINGS: CARPORT.

SUNDRIES: NONE.

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

Dated at Hammond Pole Majola Inc, Boksburg, 18 MARCH 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: MAT456691/AF//MV. Hammond Pole Majola Inc, Boksburg.

#### AUCTION

Case No: 43889/2022

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

This gazette is also available free online at www.gpwonline.co.za

# In the matter between: NEDBANK LIMITED, Plaintiff and VANESSA PILLAY N.O., Defendant

NOTICE OF SALE IN EXECUTION

### 21 MAY 2025, 11:00, THE SHERIFF'S OFFICE, 1ST FLOOR, UNTI 7 BURNSIDE ISLAND OFFICE PARK, 41 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG

The property is situated at:

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

(a) Section Number 217 as shown and more fully described on Sectional Plan Number SS1248/2006 ("the sectional plan") in the scheme known as BRUSHWOOD, in respect of the land and building or buildings situated at FERNDALE EXTENSION 24 TOWNSHIP, in the local authority of JOHANNESBURG LOCAL MUNICIPALITY of which section the floor area, according to the said Sectional Plan 53 (Fifty Three) square metres in extent; ("the mortgaged section"); and

(b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan ("the common property") Held by DEED OF TRANSFER ST8355/20189 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

("the immovable property")

which is certain and is zoned as a residential property inclusive of the following: A DWELLING CONSISTING OF 1 BATHROOM, 1 KITCHEN, 2 BEDROOMS, 1 LIVING ROOM AND 1 CARPORT WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 218 BRUSH WOOD, 45 WEST AVENUE, FERNDALE EXT 24 RANDBURG in the magisterial district of RANDBURG SOUTH WEST.

Dated at SANDTON, 27 MARCH 2025.

Attorneys for Plaintiff(s): DRSM ATTORNEYS, SUITE 903, 9TH FLOOR ILLOVO POINT 68 MELVILLE ROAD, ILLOVO, SANDTON. Tel: 011 447 8478. Fax: 011 447 4159. Ref: ST/143965. -.

#### AUCTION

Case No: 099413/2023

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

# In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and MARTHA SUSANNA JOHNSTON, Id No: 581030 0121 081, Defendant

# NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

# 19 MAY 2025, 10:00, SHERIFF GERMSITON SOUTH AT 4 ANGUS STREET, GERMISTON

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 28TH of NOVEMBER 2024 in terms of which the following property will be sold in execution on 19TH MAY 2025 at 10:00 by SHERIFF GERMSITON SOUTH at 4 ANGUS STREET, GERMISTON to the highest bidder with reserve of R490 000.00 ERF 979 DINWIDDIE TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, IN EXTENT 1 623 (One Thousand Six Hundred and Twenty-Three) SOUARE METRES HELD BY DEED OF TRANSFER NUMBER T11270/2010 SUBJECT TO SUCH CONDITIONS THEREIN CONTAINED OR REFERRED TO AS ("the Property") SITUATED AT: 5 CONWAY STREET, DINWIDDIE, GERMISTON 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 GERMSITON SOUTH The offices of the Sheriff for GERMSITON 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 R20 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less

than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of THE SHERIFF GERMSITON SOUTH at 4 ANGUS STREET, GERMISTON.

Dated at SANDTON, -.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Fax: -. Ref: SAHL/0974. -.

#### AUCTION

IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, PRETORIA) Case No: 1660/2021

### In the matter between: FIRSTRAND BANK LIMITED Judgement Creditor and JENNIFER ANNE MAUD Judgment Debtor

NOTICE OF SALE IN EXECUTION

#### 20 MAY 2025, 11:00, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND

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 RANDBURG WEST to the highest bidder SUBJECT TO A RESERVE PRICE OF R2 350 000.00 and will be held at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND on 20 MAY 2025 at 11H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, prior to the sale.

CERTAIN :

PORTION 3 OF HOLDING 143 CHARTWELL AGRICULTURAL HOLDINGS, Registration Division J.Q., Province of GAUTENG, being 143 THIRD ROAD STREET, CHARTWELL AH

MEASURING: 8937 (EIGHT THOUSAND NINE HUNDRED AND THIRTY SEVEN) Square Metres;, HELD under Deed of Transfer No. T75806/2018, Situated in the Magisterial District of RANDBURG 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, FAMILY ROOM, DINING ROOM, KITCHEN, SCULLERY, OFFICE, DOWNSTAIRS: 2 BEDROOMS, 2 TOILETS & UPSTAIRS: 3 BEDROOMS (1 ENSUITE)

OUTSIDE BUILDINGS: NONE

SUNDRIES: TENNIS COURT, SWIMMING POOL,

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

Dated at Hammond Pole Majola Inc, Boksburg, 11 MARCH 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: MAT440280\ ANNERI FRITZ \ TK. Hammond Pole Majola Inc, Boksburg.



#### AUCTION

Case No: 30417/2021

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

In the matter between: Standard Bank of South Africa Limited, Execution Creditor and The Trustees for the time being of Schoombie Family Trust, Registration Number: IT1526/1994, First Judgment Debtor; Adriaan Schoombie N.O. and as Surety, Second Judgment Debtor; Lynette Joy Schoombie N.O. and as Surety, Third Judgment Debtor and Hendrik Johannes Prinsloo, N.O., Fourth Judgment Debtor

#### NOTICE OF SALE IN EXECUTION

#### 13 MAY 2025, 10:00, Old ABSA Building, Ground Floor, cnr Human and Kruger Streets, Krugersdorp

A Sale In Execution of the undermentioned property is to be held by the Sheriff Krugersdorp at the Sheriff's Office, Old ABSA Building, Ground Floor, cnr Human and Kruger Streets, Krugersdorp on Tuesday, 13 May 2025 at 10h00.

Full conditions of sale can be inspected at the Sheriff Krugersdorp, Old ABSA Building, cnr Human and Kruger Streets, Krugersdorp 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 138 Noordheuwel Township, Registration Division: IQ, Gauteng Province, Measuring: 2 399 square metres, Deed of Transfer: T30113/2016, Also known as: 312 Voortrekker Road, Noordheuwel. Magisterial District: Mogale City.

Improvements: Main Building: 5 bedrooms (office rooms), 2 bathrooms, lounge, dining room, living room, kitchen, study room, 4 store rooms, carport. Outbuilding: Laundry, shed, swimming pool, 2 garages, lapa, tile roof, pavement.

Zoned: Residential.

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

i. Directive of the Consumer Protection Act 68 of 2008

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

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

iii. Registration conditions.

Dated at Pretoria, 23 APRIL 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/F6609. -.

#### AUCTION

Case No: 22294/2022 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 SKHOTHA SAMUEL NTULI, First Defendant and HLOPHANI ESTHER SKOSANA, Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 19 MAY 2025, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, BRITS, 62 LUDORF STREET, BRITS

In terms of a judgment granted on 23 JANUARY 2023, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on MONDAY 19 MAY 2025 at 09h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, BRITS, 62 LUDORF STREET, BRITS, to the highest bidder, WITHOUT RESERVE, in accordance with a Court Order duly granted on 23 January 2023. DESCRIPTION OF PROPERTY ERF 151 MOOINOOI TOWNSHIP, REGISTRATION DIVISION J.Q., NORTH-WEST PROVINCE, MEASURING : 1 077 (ONE THOUSAND AND SEVENTY SEVEN) SQUARE METRES, Held by the Judgment Debtors in their names, by Deed of Transfer No. T82148/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address: 19 Gerda Avenue, Mooinooi, MAGISTERIAL DISTRICT : BRITS, IMPROVEMENTS MAIN BUILDING: 1 x Lounge, 1 x Kitchen, 3 x Bedrooms and 2 x Bathrooms OUTBUILDING: 1 x Garage, 1 x WC and 1 x Store Room. The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 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, BRITS, 62 LUDORF STREET, BRITS. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/ DownloadFileAction?id=99961) (b) Fica-Legislation, proof of identity and address and particulars. (c) A registration fee in the amount of R20 000,00 payable 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, 16 APRIL 2025.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 2nd Floor, Corobay Corner, Cnr Corobay & Aramist Avenues, (Entrance in Dallas Avenue), Menlyn Maine. Tel: (012) 321-1008. Fax: (012) 346-2239. Ref: FORECLOSURES / MAT13214 / TH. -.

### AUCTION

IN THE HIGH COURT OF SOUTH AFRICA (Gauteng Division, Pretoria) Case No: 35375/2023

# In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Ebo Quagraine, Judgment Debtor

NOTICE OF SALE IN EXECUTION

#### 14 MAY 2025, 11:00, 61 Van Riebeeck Avenue, Alberton

A Sale In Execution of the undermentioned property is to be held by the Acting Sheriff of Johannesburg East at the Acting Sheriff's Offiice, 61 Van Riebeeck Avenue, Alberton on Wednesday, 14 May 2025 at 11h00, subject to a reserve price of R 460 000.00. Full conditions of sale can be inspected at the offices of the Acting Sheriff Johannesburg East, 61 Van Riebeeck Avenue, Alberton -Tel: 010 598 2435/6/7/8, and will be read prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 210 South Hills Township Registration Division: IR Gauteng Province Measuring: 553 square metres Deed of Transfer: T31846/2010 Also known as: 6 Bethlehem Road, South Hills, Johannesburg. Magisterial District: Johannesburg Central Improvements: Main Building: 3 bedrooms, 1 bathroom, lounge, kitchen. Outbuilding: 1 flatlet. Zoned residential Take further notice that: 1. This sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as Amended, in pursuant of an order granted against the Defendant(s) for money owing to the Plaintiff. 2. The purchaser shall pay auctioneer's commission subject to: a) 6% on the first R 100 000.00 b) 3.5% on R 100 000.00 to R 400 000.00 c) 1.5% on the balance of the proceeds of the sale subject to, A maximum commission of R 40 000.00 plus VAT - and a minimum commission of R 3 000.00 plus VAT. 3. A deposit of 10% of purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee. to be approved by the Plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 3. 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of sale to date of transfer. 6. The rules of the auction and conditions are available 24 hours prior to the auction at the offices of the Acting Sheriff Johannesburg East, 61 Van Riebeeck Avenue, Alberton. 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 Registration Fee of R 50 000.00 by EFT that must reflect in the Sheriff's account prior to the sale iv. Registration conditions The office of the 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, 23 APRIL 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/F5808. -.

### AUCTION

IN THE HIGH COURT OF SOUTH AFRICA (Gauteng Division, Pretoria) Case No: 2024/005662

In the matter between: Firstrand Bank Limited, Applicant and Natalie Sabina Barridge, ID: 9007260165085, 1st Respondent, Zavian Lorenzo Cassidy van Niekerk, ID: 931210504082, 2nd Respondent and City of Ekurhuleni Metropolitan Municipality, 3rd Respondent

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

#### 21 MAY 2025, 09:00, Sheriff's Office, Palm Ridge, 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 and 2nd Respondents for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R605 000.00 to the highest bidder, will be held at the SHERIFF'S OFFICE, PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH on 21 May 2025 at 09:00AM of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: ERF 1922, WATERVALSPRUIT, EXT 10 TOWNSHIP; REGISTRATION DIVISION I.R., GAUTENG PROVINCE; LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY; MEASURING: 153 SQUARE METRES; HELD BY DEED OF TRANSFER NO : T34890/2019

Situated: 1922 PILCHARD ROAD, WATERVALSPRUIT, EXT 10, GAUTENG PROVINCE Zoned: RESIDENTIAL

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

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

2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or eft on the date of the sale. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.

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

4. The rules of auction are available 24 hours prior to the auction at the SHERIFF'S OFFICE, PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH. The office of the sheriff Palm Ridge 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, 04 MARCH 2025.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT18173 R VAN DEN BURG LVDW. -.

#### AUCTION

Case No: 28782/2020 346 RANDBURG

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and TYOBEKA: XOLA HOPE, Defendant

NOTICE OF SALE IN EXECUTION

19 MAY 2025, 10:00, SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 09TH NOVEMBER 2022 in terms of which the following property will be sold in execution on 19ND MAY 2025 at 10H00 by the SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON, to the highest bidder with reserve of R505 324.00.

PORTION 179 (A PORTION OF PORTION 168) OF ERF 132 KLIPPOORTJE AGRICULTURAL LOTS TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 1025 (ONE THOUSAND AND TWENTY-FIVE) SQUARE METERS. HELD BY DEED OF TRANSFER NO, T37626/2006, SITUATED AT: 21 DOWLING STREET, KLIPPOORTJIE AH, GERMISTON, 1401.

ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED).

The following information is furnished, but not guaranteed: MAIN BUILDING: LOUNGE, KITCHEN, 2XBEDROOMS, BATHROOM, 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 office of the Sheriff of the High Court, GERMISTON SOUTH

The office of the SHERIFF GERMISTON SOUTH will conduct the sale.

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

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

A) Directive of the Consumer Protection Act 68 of 2008

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

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

C) Payment of a Registration Fee of R20 000.00 in cash or EFT.

D) Registration conditions.

NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties , apply to a magistrate of the district for any modification of the conditions of sale.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON.

Dated at SANDTON, 03 APRIL 2025.

Attorneys for Plaintiff(s): RAMUSHU MASHILE TWALA INC., 50 SIXTH ROAD, BLOCK B, GROUND FLOOR, HYDE PARK, SANDTON, 2196. Tel: 011 444-3008. Fax: 011 444-3017. Ref: P. NKOVANE/IM/ MAT9731. -.

AUCTION

Case No: 109250/2023

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

# In the matter between: FirstRand Bank Limited, Plaintiff and NGOANANTJIE RAHAB MOGANO, Defendant

NOTICE OF SALE IN EXECUTION

# 23 MAY 2025, 10:00, SHERIFF ROODEPOORT 182 PROGRESS AVENUE, LINDHAVEN ROODEPOORT on 23 MAY 2025 at 10:00

A sale in execution will be held, with a reserve price of R381 000.00, by the SHERIFF ROODEPOORT, 182 PROGRESS AVENUE, LINDHAVEN ROODEPOORT on 23 MAY 2025 at 10:00, of the following property:

1.1 A unit, consisting of:

(a) Section No. 4, as shown and more fully described on the Sectional Plan No SS365/2007, in the scheme known as EAGLE DAWN, in respect of the land and building or buildings situate at LASER PARK EXTENSION 31 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area,

according to the said Sectional Plan, is 77 (SEVENTY-SEVEN) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; Held by Deed of Transfer No. ST42108/2015: and

1.2 An exclusive use area described as CARPORT NO. CP4, measuring 25 (TWENTY-FIVE) square metres, being as such part of the common property, comprising the land and the scheme known as EAGLE DAWN, in respect of the land and building or buildings situate at LASER PARK EXTENSION 31 TOWNSHIP; LOCAL AUTHORITY: CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan No. SS365/2007, held by NOTARIAL DEED OF CESSION NUMBER SK2454/2015.

STREET ADDRESS: UNIT 4 (DOOR NO. 4) EAGLE DAWN COMPLEX, 1387 ZEISS ROAD, LASER PARK EXT 31, ROODEPOORT, GAUTENG PROVINCE, SITUATED IN THE JOHANNESBURG WEST MAGISTERIAL DISTRICT AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY.

PLACE OF SALE: The sale will take place at the offices of SHERIFF ROODEPOORT, 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT.

IMPROVEMENTS: The property has been improved with the following, although no guarantee is given in this regard: SINGLE STOREY UNIT WITH A TILE ROOF CONSTRUCTED OF BRICK CONSTRUCTED OF A LOUNGE KITCHEN, 2 BEDROOMS, 1 BATHROOM, TV-LIVING ROOM, CARPORT.

Zoned for residential purposes.

The Conditions of Sale will lie for inspection at the offices of the SHERIFF ROODEPOORT, 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT, where they may be inspected during normal office hours. Dated at Pretoria, 26 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/MAT13330. -.

#### AUCTION

Case No: 94683/2019

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

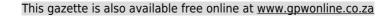
### In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF and ZITYHILELO MANTANGA, ID 780405 5480 089, 1ST DEFENDANT and KOLEKA MANTANGA, ID 760501 0696 085, 2ND DEFENDANT

#### NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY 16 MAY 2025, 09:30, THE SHERIFF OF THE HIGH COURT BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R450 000.00 will be held by the SHERIFF OF THE HIGH COURT BOKSBURG on 16TH day of MAY 2025 at 09H30 at THE SHERIFF OF THE HIGH COURT BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG, 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 BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG: ERF 8089 VOSLOORUS EXTENSION 9 TOWNSHIP REGISTRATION DIVISION I.R; GAUTENG PROVINCE MEASURING: 300 (THREE HUNDRED) SQUARE METRES HELD BY DEED OF TRANSFER T41582/2006 SUBJECT TO THE CONDITIONS THEREIN CONTAINED STREET ADDRESS: 8089 LELOLIANE STREET, VOSLOORUS EXT 9 Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (http://www.info.gov.za/view/downloadfileAction?id=9961) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R10 000.00 (Refundable) 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 Dining Room, 1 Kitchen, 3 Bedrooms, 2 Bathrooms, 2 Toilets, 1 Servant Room, 1 Bathroom/Outside Toilet,

Dated at PRETORIA, 22 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/SA2843. -.



#### AUCTION

Case No: 2023-010861

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

# In the matter between: ABSA BANK LIMITED, Plaintiff and THAMSANQA GXAGXA ID 820328 5265 080, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 09 MAY 2025, 09:30, THE SHERIFF OF THE HIGH COURT BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R300 000.00 will be held by the SHERIFF OF THE HIGH COURT BOKSBURG on 09th day of MAY 2025 at 09H30 at THE SHERIFF OF THE HIGH COURT BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG, 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 BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG: ERF 2005 MAPLETON EXTENSION 12 TOWNSHIP REGISTRATION DIVISION: IR; GAUTENG PROVINCE MEASURING: 208 (TWO ZERO EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER T15368/2013 SUBJECT TO THE CONDITIONS THEREIN CONTAINED STREET ADDRESS: 2005 BUSHWILLOW STREET, MAPLETON EXT 12, JOHANNESBURG. Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (http://www.info.gov.za/view/ downloadfileAction?id=9961) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R10 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 Dining Room, 1 Kitchen, 2 Bedrooms, 1 Bathroom.

Dated at PRETORIA, 22 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/DA4681. -.

#### AUCTION

Case No: 8690/2021

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

# In the matter between: ABSA BANK LIMITED, Plaintiff and TLHAPI, RAKWENA PATRICK, First Defendant and MOLOI, BARBARA REFENTSE, Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

# 12 MAY 2025, 09:00, SHERIFF BRITS at 62 LUDORF STREET, BRITS

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 7 OCTOBER 2024, a sale will be held at the office of the SHERIFF BRITS at 62 LUDORF STREET, BRITS on 12 MAY 2025 at 09H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the sheriff BRITS at 62 LUDORF STREET, BRITS, subject to a reserve price set at R550 000.00. (1) A Unit consisting of - (a) Section Number 10 as shown and more fully described on Sectional Plan Number SS159/2010 in the scheme known as BERG EN RANT in respect of the land and building or buildings situated at ERF 4987 BRITS EXTENSION 74 TOWNSHIP. Local Authority: MADIBENG LOCAL MUNICIPALITY, of which section the floor area according to the said sectional plan is 69 (SIXTY-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 guota as endorsed on the said sectional plan. Held by Deed of Transfer No: ST24797/2016. (2) an exclusive use area described as Parking P5 measuring 15 (FIFTEEN) square meters, being as such part of the common property, comprising the land and scheme known as BERG EN RANT in respect of land and building or buildings situate at ERF 4987 BRITS EXTENSION 74 TOWNSHIP, Local Authority: MADIBENG LOCAL MUNICIPALITY, as shown and more fully described on Sectional Plan Number SS159/2010, Held by Notarial Deed of Cession Number SK2153/2016 Situated at: Unit 10, Berg En Rant, Residential Complex, Kolgans Street, Brits. (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is

guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: Open Plan Lounge/Dining Room. Kitchen, 2 Bedrooms, Bathroom, Shower, Toilet, Carport THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus V.A.T. and a minimum of R3 000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at 62 LUDORF STREET, BRITS. The office of the SHERIFF BRITS will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/ DownloadFileAction?id=99961) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF BRITS at 62 LUDORF STREET, BRITS.

Dated at JOHANNESBURG, 12 MARCH 2025.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Tel: 011 274 9800. Fax: 011 646 7982. Ref: JN6715/T490/ N. Erasmus/CO. -.

#### AUCTION

Case No: 109101/2023

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

# In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF and LENDY WINNIE NDLAMLENZE, ID 910430 1258 084, DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

### 23 MAY 2025, 10:00, THE SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH, 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the above-mentioned suit, a sale with a reserve price of R460 000.00 will be held by the SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH on 23RD day of MAY 2025 at 10H00 at THE SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH, 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT, 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 ROODEPOORT.

ERF 5904 LUFHERENG EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION: IQ; GAUTENG PROVINCE MEASURING: 223 (TWO TWO THREE) SQUARE METRES, HELD BY DEED OF TRANSFER T47372/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY SUBJECT TO THE RESTRICTIVE CONDITIONS IMPOSED IN FAVOUR OF THE GAUTENG PROVINCIAL HOUSING DEPARTMENT, BETTER KNOWN AS: (STAND 5904) / 19 JUKSKEI STREET, LUFHERENG EXT 6.

Any prospective purchaser must register, in accordance with the following conditions amongst others:

a) The provisions of the Consumer Protection Act 68 of 2008

(http://www.info.gov.za/view/downloadfileAction?id=9961);

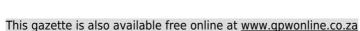
b) The provisions of FICA- legislation (requirement proof of ID, residential address);

c) Payment of a registration fee of R10 000.00 (Refundable) 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: Consisting of 1 Lounge, 1 Kitchen, 2 Bedrooms, 1 Bathroom and 1 Toilet.

Dated at PRETORIA, 14 MARCH 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/Marelize/SA3207. -.



#### AUCTION

Case No: 2022/5069 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 Mgema Phumza, First Judgment Debtor and Nompumelelo Mirriam, Second Judgment Debtor

NOTICE OF SALE IN EXECUTION

#### 14 MAY 2025, 11:00, 61 Van Riebeeck Street, Alberton

This is a sale in execution pursuant to judgments obtained in the above Honourable Court dated 06 APRIL 2023and 18 FEBRUARY 2025, in terms of which the below property will be sold in execution by the office of Acting Sheriff JOHANNESBURG EAST on WEDNESDAY, 14 MAY 2025 at 11:00at 61 VAN RIEBEECK AVENUE, ALBERTONto the highest bidder subject to a reserve price of R320 000.00.

PORTION 410 OF ERF 1202 SOUTH HILLS TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 161 (ONE HUNDRED AND SIXTY-ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T33870/2020, SUBJECT TO THE CONDITIONS THEREIN CONTAINED.(`the property') which is certain, and is zoned as a residential property inclusive of the following:

Main Building: 2 bedrooms, 1 bathroom, 1 lounge and kitchen., WHICH CANNOT BE GUARANTEED.

The property is situated at: 25 GASTERIA STREET, SOUTH HILLS, and falls within the magisterial district of JOHANNESBURG CENTRAL

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

The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Advertising costs at current publication rates and sale costs according to court rules apply.

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

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

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

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

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

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

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

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

Dated at Johannesburg, 15 MARCH 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/MAT33180. The Citizen.

#### AUCTION

Case No: 35775/2020

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

In the matter between: SAWINDU 08(RF)(PTY) LIMITED (Registration No. 2013/222429/07), Applicant/Plaintiff and KHENSANI CONSOLIA MTILENI (ID No.: 910722 0869 089), First Respondent/Defendant and NKOSIKHONA HADEBE (ID No.: 911006 5864 082), Second Respondent/Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 16 MAY 2025, 10:00, SHERIFF VANDERBIJLPARK AT CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK

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 16TH day of MAY 2025 at 10:00 by SHERIFF VANDERBIJLPARK at CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK to the highest bidder with reserve R300,000.00. PORTION 1 OF ERF 14577 EVATON WEST TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 252 (TWO HUNDRED FIFTY TWO) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T48752/14, SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property") SITUATED AT: PORTION 1, ERF 14577 VICTORIA STREET, EVATON WEST DOMICILIUM ADDRESS: STAND 13391, ORANGE FARM - EXTENSION 8A, ORANGE FARM. ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING : LOUNGE, 2X BEDROOMS, BATHROOM, KITCHEN (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office VANDERBIJLPARK. The offices of the Sheriff for VANDERBIJLPARK will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (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 R20 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of SHERIFF VANDERBIJLPARK at CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK.

#### Dated at SANDTON, 25 MARCH 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: HOU82/0238. -.

#### AUCTION

Case No: 49826/2023

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

In the matter between: ACACIA VILLAS BODY CORPORATE (NO. 21/1984), Plaintiff and NHLAPO MATEMBER (Identity number: 771024 0685 08 8), 1st Defendant, REGISTRAR OF DEEDS (JOHANNESBURG), 2nd Defendant and FIRSTRAND BANK LTD (BONDHOLDER), 3rd Defendant

#### NOTICE OF SALE IN EXECUTION

14 MAY 2025, 10:00, Sheriff of Germiston North, 22 Voortrekker Avenue, Corner 2nd street, Edenvale In execution of a judgment of the Johannesburg High Court in the above matter, a sale will be held by the Sheriff of Germiston North, 22 Voortrekker Avenue, Corner 2nd street, Edenvale on Wednesday, 14 May 2025 at 11h30, of the undermentioned property of NHLAPO MATEMBER, the Execution Debtors, on the conditions to be read by the Auctioneer at the time of sale, which conditions will lie for inspection prior to the sale at the offices of the Sheriff of Germiston North, 22 Voortrekker Avenue, Corner 2nd street, Edenvale.

A unit, consisting of:-

(a) Section No. 8, as shown and more fully described on Sectional Plan number SS 21/1984, in the scheme known as ACACIA VILLAS, in respect of the land and building or buildings situated at PRIMROSE TOWNSHIP, LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 136 (One Hundred and Thirty- Six) square metres in extent; and

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. IN EXTENT: 136 (One Hundred and Thirty -Six) square metres; HELD BY: Deed of Transfer ST20300/2013 and subject to the conditions contained therein.

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

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

Property Description: The premises is a townhouse (flat) zoned for residential use measuring 136 (One Hundred and Thirty -Six) square metres, three bedrooms, one bathroom, one lounge, one dining room, two toilets, one shower, one kitchen, one garage and one balcony.

The terms are as follows-

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

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

3. Auctioneers charges payable on the day of sale to be calculated as follows: 6% (six percent) on the first R100 000.00 (One hundred Thousand rands) of the proceeds of the sale and 3.5% (three and a half percent) on R100 000.00 (One hundred and one thousand rands) to R400 000.00 (Four hundred thousand rands) and 1.5% (one and a half percent) on the balance thereof, of the proceeds of the sale, subject to a maximum commission of R40 000.00 (Forty thousand rands) PLUS VAT in total and a minimum of R3 000.00 (Three thousand rands), (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account) which commission shall be paid by the Purchaser.

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

RULES OF AUCTION -

A copy of the rules of auction is available from the offices of the Sheriff Germiston North, Corner 22nd Street, Voortrekker Avenue ,Edenvale, 24 hours prior to the auction.

TAKE FURTHER NOTE THAT -

1. The notice of sale is in accordance with the provisions of Rule 46A of the High Court Rules, as amended, as well as the provisions of the Consumer Protection Act 68 of 2008 ("CPA"), the Regulations promulgated thereunder and the "Rules of Auction", where applicable and in pursuant of an order granted against the defendant for money owing to the plaintiff;

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

3. All bidders are required to present their identity document together with their proof of residence for FICA compliance;

4. A registration fee of R50 000.00 (Fifty thousand rands) is payable by electronic funds transfer before sale in order to obtain a buyer's card, which amount is refundable;

5. The Registration conditions, as set out in the Regulations of the CPA, will apply;

6. Registrations for auctions is open on Monday until Tuesday afternoon, not at the day of the auction;

7. A copy of the CPA and Regulations thereto are available at www.acts.co.za (the Act) and www.info.gov.za (the Regulations).

Dated at Sandton, 08 APRIL 2025.

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

#### Yes

Case No: 20161/2022

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

#### In the matter between: SAWINDU 08 RF (PTY) LTD, Plaintiff and STAINLEY THABANG KGWETIANE, Defendant

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

## 2025-05-15, 10:00, ACTING SHERIFF OF THE HIGH COURT, CULLINAN, NO. 1 FIRST STREET, CULLINAN

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 20161/2022, dated the 21st of June 2024 and writ of Attachment issued, the immovable property listed hereunder will be sold to the highest bidder without a reserve price at the OFFICES OF THE SHERIFF OF THE HIGH COURT CULLINAN, NO. 1 FIRST STREET, CULLINAN on 15 MAY 2025 at 10H00.

Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT CULLINAN at the above-mentioned address and will also be read out by the Sheriff prior to the sale in execution.

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

PROPERTY: ERF 7029 MAHUBE VALLEY EXTENSION 30 TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG, MEASURING 124 (ONE HUNDRED AND TWENTY-FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T39126/2017, SUBJECT TO THE CONDITIONS THEREIN CONTAINED ALSO KNOWN AS: 2582 SEEMOLE CRESCENT, MAHUBE VALLEY EXT 30.

IMPROVEMENTS: 2 BEDROOMS, 1 BATHROOM, 1 KITCHEN, 1 LOUNGE (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, OFFICES OF THE SHERIFF OF THE HIGH COURT, CULLINAN, NO 1 FIRST STREET, CULLINAN, 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 R10 000.00 (refundable) is required one (1) day prior to the date of sale, EFT or CASH ACCEPTED, in order to obtain a buyers card;

(d) The Sheriff or his deputy will conduct the auction; and

(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 to date of registration.

HARRINGTON JOHNSON WANDS ATTORNEYS, Attorneys for Plaintiff, Building 1, 2nd Floor, Design Quarter, Fourways, Sandton. 010 448-0609, M01416.

Dated at JOHANNESBURG, 2025-04-10.

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: M01416.

AUCTION

Case No: 009098/2022

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

#### In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and MARGARIETHA ELIZABETH JEANNETT STEYN-NORTJE, ID No: 590430 0145 081, Defendant NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 16 MAY 2025, 10:00, SHERIFF VANDERBIJLPARK AT CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 03RD of JULY 2024, in terms of which the following property will be sold in execution on 16TH MAY 2025 at 10:00 by SHERIFF VANDERBIJLPARK at CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK, the highest bidder with reserve of R765,964.74.

ERF 242 VANDERBIJL PARK SOUTH EAST 1 TOWNSHIP, REGISTRATION DIVISION I.Q, THE PROVINCE OF GAUTENG, IN EXTENT 826 (Eight Hundred and Twenty-Six) SQUARE METRES, HELD UNDER DEED OF TRANSFER NO. T7955/2006, SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO ("the Property") SITUATED AT: 4 ANREITH STREET, VANDERBIJLPARK, GAUTENG.

ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED).

The following information is furnished, but not guaranteed: MAIN BUILDING: LOUNGE, DINING ROOM, 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 SHERIFF VANDERBIJLPARK. The offices of the Sheriff for VANDERBIJLPARK will conduct the sale.

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

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

A) Directive of the Consumer Protection Act 68 of 2008

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

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

C) All bidders are required to pay R50 000.00 (refundable) registration fee.

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 VANDERBIJLPARK at CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK.

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/0809. -.

#### AUCTION

Case No: 2022-020268 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 and Bigboy Madlala, Defendant

NOTICE OF SALE IN EXECUTION

#### 13 MAY 2025, 09:00, 4 River Road, Riverview Office Park, Halfway Gardens X100, Midrand

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 01 NOVEMBER 2023 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of SANDTON SOUTH on 13 MAY 2025 at 09:00 at 4 River Road, Riverview Office Park, Halfway Gardens X100, Midrand, to the highest bidder, subject to a reserve price of R1 000 000.00: CERTAIN: SECTION NO. 193 as shown and more fully described on Sectional Plan no. SS287/2020 in the scheme known as EDEN SANDTON in respect of the land and building or buildings situate at EDENBURG TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 74 (seventy four) square metres in extent, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan,

HELD: Under Deed of Transfer ST65624/2021;

SITUATE AT: UNIT 193 EDEN SANDTON, 44 STIGLINGH ROAD, EDENBURG, SANDTON;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 193 EDEN, SANDTON, 44 STIGLINGH ROAD, EDENBURG, SANDTON consists of: 1 x Lounge, 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 SHERIFF SANDTON SOUTH, 4 RIVER ROAD, RIVERVIEW OFFICE PARK, HALFWAY GARDENS X100, MIDRAND. The SHERIFF SANDTON SOUTH will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee.

D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF SANDTON SOUTH, 4 RIVER ROAD, RIVERVIEW OFFICE PARK, HALFWAY GARDENS X100, MIDRAND, during normal office hours Monday to Friday, Tel: 010 016 8567, 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/MAT43173).

Dated at JOHANNESBURG, 13 MARCH 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/MAT43173. -.

#### AUCTION

Case No: 2023-063678

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

#### In the matter between: Changing Tides 17 (PROPRIETARY) LTD, Judgement Creditor and Bhekangonya Vincent Khumalo, Judgement Debtor

NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025, 08:00, No 5 2nd Avenue, Cnr Station Road, Armadale (Also known as Viking)

In Execution of a Judgment of the High Court of South Africa (Gauteng Division, Pretoria) in the above-mentioned suit, the Property shall be sold by the Sheriff Lenasia to the highest bidder subject to a reserve price of R650 000.00 and will be held on 21 May 2025 at No 5 2nd Avenue, Cnr Station Road, Armadale (Also known as Viking) at 08H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at No 5 2nd Avenue, Cnr Station Road, Armadale (Also known as Viking), prior to the sale.

Certain: Erf 9200 Lenasia Extension 10 Township, Registration Division I.Q., Province of GAUTENG, being 1 Nile Street, Lenasia Ext 10, Measuring: 604 (Six Hundred and Four) Square Metres; Held under Deed of Transfer No. T13438/2022, Situated in the Magisterial District of Lenasia.

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, 4 Bedrooms, 3 Bathrooms, 1 Covered Patio. Outside Buildings: 2 Garages. Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 20 MARCH 2025.

Attorneys for Plaintiff(s): HP Ndlovu Inc., C/o NVG Attorneys, Menlo Chambers, No. 49 11th Street, Menlo Park, Pretoria. Tel: 011 874-1800. Fax: 0866781356. Ref: MAT5432/LC/RL. HP Ndlovu Inc, Boksburg.

#### AUCTION

Case No: 2018/19295 DOCEX 125, JHB

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

In the matter between: Absa Bank Limited, Plaintiff and Botshelo Clifford Rakate, First Defendant and Dorothy Lehlogonolo Rakate, Second Defendant

NOTICE OF SALE IN EXECUTION

20 MAY 2025, 11:00, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 20 FEBRUARY 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 RANDBURG WEST on 20 MAY 2025 at 11:00 at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, to the highest bidder, subject to a reserve price of R2 449 000.00:

CERTAIN: ERF 597 NEEDWOOD EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG;

MEASURING: 1 413 (ONE THOUSAND FOUR HUNDRED AND THIRTEEN) SQUARE METRES; HELD: Under Deed of Transfer T20037/2014;

SITUATE AT: 597 CARDINGTON CRESCENT, CEDAR CREEK ESTATE, CEDAR BOULEVARD, NEEDWOOD EXT 8, JOHANNESBURG;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 597 CARDINGTON, CRESCENT, CEDAR CREEK ESTATE, CEDAR BOULEVARD, NEEDWOOD EXT 8, JOHANNESBURG consists of: Lounge, Family Room, Dining Room, Kitchen, 2 x Studies, Scullery, 4 x Bedrooms (Main Bedroom with en-suite Bathroom and Walk-in Closet) and 4 x Bathrooms.

OUTBUILDINGS: Servant Quarters, Double Garage, Gym Room and Swimming Pool (The nature, extent, condition and existence of the improvements are not guaranteed);

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

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. The SHERIFF RANDBURG WEST will conduct the sale. Registration as a buyer is a pre-requisite subject

to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008. (URLhttp://www.info.gov.za/view/

DownloadFileAction?id=99961)

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

C) Payment of a Registration Fee.

D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, during normal office hours Monday to Friday, Tel: 087 330 1094, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/JA/MAT30733).

Dated at JOHANNESBURG, 24 MARCH 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/MAT30733. -.

#### AUCTION

Case No: 2023-93462

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

#### In the matter between: ABSA BANK LTD, PLAINTIFF and DUANE WILLIAM RICHARDS, ID 851114 5156 087, DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 12 MAY 2025, 09:00, THE SHERIFF OFFICE OF BRITS, 62 LUDORF STREET, BRITS

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the above-mentioned suit, a sale without a reserve price will be held by the SHERIFF OF THE HIGH COURT BRITS on the 12th day of MAY 2025 at 09H00 at THE SHERIFF OFFICE OF BRITS, 62 LUDORF STREET, BRITS, 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 BRITS, 62 LUDORF STREET, BRITS:

A Unit, consisting of -

a) SECTION NO. 58, as shown and more fully described on Sectional Plan No. SS897/2007, in the scheme known as PALM DRIVE, in respect of the land and or building or buildings situate at BRITS EXTENSION 69 TOWNSHIP, LOCAL AUTHORITY: MADIBENG LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan, is 80 (EIGHTY) square metres in extent; and

b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER ST157668/2007 AND SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: UNIT 58 PALM DRIVE, 3 HENDRIK VERWOERD STREET, BRITS, EXT 69.

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 R20 000.00 (Refundable) eft prior to the commencement of the auction;

d) All conditions applicable to registration;

e) Rules of auction and conditions of sale may be inspected 24 Hours prior the auction.

The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of: Lounge, Dining Room, Kitchen, Scullery, 3 Bedrooms, 2 Bathrooms, 1 Balcony.

Dated at PRETORIA, 28 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/DA4751. -.

#### AUCTION

Case No: 02778/2018

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

# In the matter between: SAWINDU 08 (RF) (PTY) LIMITED (Registration No. 2013/222429/07), Execution Creditor/Plaintiff and MALEFETSANE PIET MOFOKENG (Identity Number: 821103 5689 087), Execution Debtor/Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 16 MAY 2025, 10:00, SHERIFF VANDERBIJLPARK AT CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 17TH October 2019 in terms of which the following property will be sold in execution on 16TH MAY 2025 at 10h00 by the SHERIFF VANDERBIJLPARK at CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK to the highest bidder with reserve of R390 000.00: ERF 372 VANDERBIILPARK CENTRAL EAST NO 2 TOWNSHIP. REGISTRATION DIVISION I.O., PROVINCE OF GAUTENG MEASURING 650 (SIX HUNDRED AND FIFTY) SOUARE METRES HELD BY DEED OF TRANSFER. NUMBER T100957/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: ERF 372 VANDERBIJLPARK CENTRAL EAST NO 2, AT 103 LIVINGSTON BOULEVARD, CE2, VANDERBIJLPARK DOMICILIUM ADDRESS: 49 TSHEPISO STREET, EXTENSION 1, SHARPEVILLE, VANDERBIJLPARK ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) 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 VANDERBILPARK. The offices of the Sheriff for VANDERBIJLPARK will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a 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 offices of SHERIFF VANDERBIJLPARK at CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK.

#### Dated at SANDTON, 25 MARCH 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: HOU82/0035. -.

#### AUCTION

IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, JOHANNESBURG) Case No: 2023/16008

In the matter between: ABSA BANK LIMITED Plaintiff and ELKRUS FREIGHT DYNAMICS (PTY) LTD, First Defendant and MUDAU, PHATHUTSHEDZO, Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 13 MAY 2025, 09:00, SHERIFF SANDTON SOUTH at 4 RIVER ROAD, RIVERVIEW OFFICE PARK, HALFWAY GARDENS EXT 100, MIDRAND

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 24 APRIL 2024, a sale will be held at the office of the SHERIFF SANDTON SOUTH at 4 RIVER ROAD, RIVERVIEW

OFFICE PARK. HALFWAY GARDENS EXT 100. MIDRAND on 13 MAY 2025 at 09H00 of the undermentioned property of the First Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF SANDTON SOUTH at 4 RIVER ROAD, RIVERVIEW OFFICE PARK, HALFWAY GARDENS EXT 100, MIDRAND, subject to a reserve price of R670 000.00 A Unit consisting of - (a) Section No. 2 as shown and more fully described on Sectional Plan No. SS148/2005, in the scheme known as TUGELA VILLAGE in respect of the land and building or buildings situate at GALLO MANOR TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 108 (ONE HUNDRED AND EIGHT) square meters in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan Held by Deed of Transfer No: ST88682/2018. Situated at: Unit 2, Tugela Village, 15 Tugela Crescent, Gallo Manor. Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: Lounge, Kitchen, 2 Bedrooms, 2 Bathrooms, 1 Shower, 2 Toilets THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at 4 RIVER ROAD, RIVERVIEW OFFICE PARK, HALFWAY GARDENS EXT 100, MIDRAND. The office of the SHERIFF SANDTON SOUTH will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/DownloadFileAction?id=99961) b. FICA - Legislation - Proof of Identity and address particulars c. Payment of a registration fee - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF SANDTON SOUTH at 4 RIVER ROAD, RIVERVIEW OFFICE PARK, HALFWAY GARDENS EXT 100, MIDRAND.

Dated at JOHANNESBURG, -.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan

Smuts Avenue Westcliff , Johannesburg. Tel: 011 274 9800. Fax: 011 646 7982. Ref: JN7352/E273/N. Erasmus/CO. -.

#### AUCTION

Case No: 2021/11703

IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, JOHANNESBURG) In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and MAZIBUKO: VICTOR (IDENTITY NUMBER: 701101 5699 085), Defendant NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY 13 MAY 2025, 10:00, Sheriff Johannesburg South, 24 Vorster Avenue, Glenanda, Johannesburg South

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 R1,086,934.34, will be held by Sheriff Johannesburg South and has arranged for the immovable property to be sold by the Sheriff Of The High Court Johannesburg South, 61 Van Riebeeck Avenue, Alberton on 13 May 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 South, prior to the sale : CERTAIN Erf 1082 Mulbarton Extension 3 Township Registration Division I.Q Province of Gauteng Measuring 1352 (one thousand three hundred and fifty two) square metres Held by deed of transfer No.T51087/2007 Subject To The Conditions Therein Contained. ("the immovable property") Which bears the physical address: 26 Park Drive, Mulbarton, Johannesburg The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL CONSISTING OF: MAIN DWELLING: 1 ENTRANCE HALL, 1 LOUNGE, 1 FAMILY ROOM, 1 DINING ROOM, 1 STUDY, 1 KITCHEN, 1 SCULLERY, 3 BEDROOMS, 2 BATHROOMS, 1 SHOWER, 3

WC'S, 1 OUT GARAGE, 1 CARPORT, 1 SERVANT'S OUARTERS, 1 STOREROOM, AND 1 BATHROOM/WC THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3 The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff Johannesburg South, 24 Vorster Avenue, Glenanda, Iohannesburg South, 4 Registration As Buyer Is A Pre-Reguisite 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 5 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 South.

Dated at SANDTON, 14 MARCH 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: 086 624 5558. Ref: M PALM/MAT19085. -.

#### AUCTION

Case No: 4148/2017

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

#### In the matter between: ABSA BANK LIMITED, Plaintiff and DEBORAH MATLHOGONOLO NOGE (ID NUMBER: 860822 1141 080), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 14 MAY 2025, 11:00, ACTING SHERIFF JOHANNESBURG EAST AT 61 VAN RIEBEECK STREET, ALBERTON

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 30 MARCH 2017 in terms of which the following property will be sold in execution on 14TH MAY 2025 at 11:00 by ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON to the highest bidder with reserve of R376 000.00:

CERTAIN: PROPERTY: ERF 110 MALVERN TOWNSHIP, REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG; IN MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES; HELD BY DEED OF TRANSFER T4804/2012, SITUATED AT: 14 MARS STREET, MALVERN.

THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED).

The following information is furnished but not guaranteed: MAIN BUILDING: 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 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, ACTING JOHANNESBURG EAST.

The office of the Sheriff for JOHANNESBURG EAST, will conduct the sale.

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

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

A) Directive of the Consumer Protection Act 68 of 2008

(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 ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON.

Dated at SANDTON, 18 MARCH 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/FF/ABS697/1479. -.

#### AUCTION

Case No: 2022/29278

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

## In the matter between: FIRSTRAND BANK LIMITED Plaintiff and LINCH: KOOS IDENTITY NUMBER: 670705 5064 087, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 13 MAY 2025, 10:00, Sheriff Krugersdorp, The Old Absa Building, Ground Floor, Cnr Human And Kruger Street Krugersdorp

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 a reserve price of R520,999.41, will be held by the Sheriff Krugersdorp and has arranged for the immovable property to be sold by the Sheriff Of The High Court Sheriff Krugersdorp, The Old Absa Building, Ground Floor, Cnr Human And Kruger Street Krugersdorp on 13 May 2025 at 10h00 of the undermentioned property on the conditions which will lie for inspection at the offices of the Sheriff Krugersdorp, The Old Absa Building, Ground Floor, Cnr Human And Kruger Street Krugersdorp, prior to the sale: CERTAIN Erf 1305 West Krugersdorp Township Registration Division I.Q The Province of Gauteng Measuring 555 (five hundred and fifty five) square metres Held by deed of transfer T46928/2014 Which bears the physical address: 8 Naude Avenue, Krugersdorp West, Krugersdorp. The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL CONSISTING OF: MAIN DWELLING: 1 LOUNGE, 1 DINING ROOM, 1 KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 SHOWER, 1 WC, 1 CARPORT, 1 STOREROOM, 1 BATHROOM/WC SECOND SWELLING: 1 LOUNGE, 1 KITCHEN, 1 BEDROOM, 1 BATHROOM, 1 SHOWER, 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 Krugersdorp, The Old Absa Building, Ground Floor, Cnr Human And Kruger Street Krugersdorp. 4 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 KRUGERSDORP, THE OLD ABSA BUILDING, GROUND FLOOR CNR HUMAN AND KRUGER STREET KRUGERSDORP.

#### Dated at SANDTON, 14 MARCH 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: 086 624 5558. Ref: M PALM/MAT10838. -.



Case No: 75728/2019

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

#### In the matter between: FIRSTRAND BANK LTD PLAINTIFF, Plaintiff and ZOLA GUMEDE, ID 870717 1151 089, 1ST DEFENDANT and INNOCENT THABO PHIRI, ID 821202 5360 085, 2ND DEFENDANT

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

#### 21 MAY 2025, 09:00, THE SHERIFF OFFICE OF PALM RIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R100 000.00 will be held by the SHERIFF OF THE HIGH COURT PALM RIDGE on the 21st day of MAY 2025 at 09H00 at THE SHERIFF OFFICE OF PALM RIDGE, 39A LOUIS TRICHARDT STREET, 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 STREET, ALBERTON NORTH: ERF 1204 TOKOZA TOWNSHIP REGISTRATION DIVISION I.R, GAUTENG PROVINCE MEASURING: 306 (THREE HUNDRED AND SIX) SQUARE METRES HELD BY DEED OF TRANSFER NO. T37801/2017 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: 1204 NHLAPO STREET, TOKOZA 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 a Lounge, Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms, 2 Toilets, Outside Garage, 3 Servants and Outside Toilet.

Dated at PRETORIA, 28 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/SA2806. -.

#### AUCTION

Case No: 2015/32582

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

#### In the matter between: ABSA BANK LIMITED, Plaintiff and MASHABA, GREGORY EUGENIO ALEXANDER, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 16 MAY 2025, 09:30, SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG

IN EXECUTION of judgments of the above Honourable Court in the above action, dated 5 DECEMBER 2016, 26 MAY 2017 and 14 FEBRUARY 2023, a sale will be held at the office of the SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG on 16 MAY 2025 at 09:30 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG, subject to a reserve price set at R1,000,000.00. ERF 1070 ATLASVILLE EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 992 (NINE HUNDRED AND NINETY-TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T60691/2002, SITUATED AT: 2 TREKVOËL STREET, ATLASVILLE EXT 1, BOKSBURG Magisterial Court District (Boksburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, KITCHEN, 3 BEDROOMS, 1 BATHROOMS/TOILET, 1 GARAGE THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of

the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the office of the SHERIFF at 182 LEEUWPOORT STREET, BOKSBURG. The office of the SHERIFF BOKSBURG will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL http://www.infp.gov.za/view/DownloadFileAction?id=99961) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R30,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG.

Dated at JOHANNESBURG, -.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Tel: 011 274 9800. Fax: 011 646 7982. Ref: M21255/ M756/N. Erasmus/CO. -.

#### AUCTION

Case No: B6855/2023

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

#### In the matter between: Firstrand Bank Limited, Applicant and Suzan Mabotsha Mamabolo, ID: 8106100681086, 1st Respondent and City of Tshwane Metropolitan Municipality, 2nd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 22 MAY 2025, 10:00, Office of the Sheriff Pretoria South West at Azania Building, cnr of Iscor Avenue & Iron Terrace, West 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 1st Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R664500.00 to the highest bidder, will be held by the SHERIFF PRETORIA SOUTH WEST at AZANIA BUILDING, CNR OF ISCOR AVENUE & IRON TERRACE, WEST PARK on 22 MAY 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 182 DANVILLE TOWNSHIP; REGISTRATION DIVISION J.R., PROVINCE GAUTENG; EXTENT: 545 SQUARE METRES; HELD BY DEED OF TRANSFER NO: T22530/2012

Situated: 25 JACKSON STREET, DANVILLE, PRETORIA

Zoned: RESIDENTIAL

The property consists of DWELLING WITH LOUNGE, DINING ROOM, KITCHEN, SCULLERY, 2 BEDROOMS, BATHROOM, TOILET AND 5 CARPORTS 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 PRETORIA SOUTH WEST at AZANIA BUILDING, CNR OF ISCOR AVENUE & IRON TERRACE, WEST PARK. The office of the Sheriff Pretoria South West will conduct the sale.

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

(a) Directive of the consumer protection act 68 of 2008 (url http://www.info.gov.za/view/ downloadfileaction?id=99961)

(b) Fica-legislation - proof of identity and address particulars

(c) Payment of a refundable registration fee is payable prior to the commencement of the auction in order to obtain a buyer's card.

(d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF PRETORIA SOUTH WEST at AZANIA BUILDING, CNR OF ISCOR AVENUE & IRON TERRACE, WEST PARK.

Dated at PRETORIA, 25 FEBRUARY 2025.

Attorneys for Plaintiff(s): RWL INC.,, Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT17978 /R VAN DEN BURG LVDW. -.



#### AUCTION

Case No: 45068/2021

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

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

19 MAY 2025, 10:00, SHERIFF GERMISTON SOUTH AT 4 ANGUS STREET, GERMISTON

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 20th JULY 2023 in terms of which the following property will be sold in execution on 19th MAY 2025 at 10:00 by the SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON to the highest bidder with reserve of R430 000.00: ERF 8324 ROODEKOP EXTENSION 11 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 250 (TWO HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T46413/2011. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ("the Property") SITUATED AT: 8324 SURIYA STREET, ROODEKOP EXTENSION 11 DOMICILIUM ADDRESS: STAND 1080 DIEPKLOOF EXTENSION 3 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, DINING ROOM, 3X 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 GERMISTON SOUTH. The offices of the Sheriff for GERMISTON SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (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 R20 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON.

Dated at SANDTON, -.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Fax: -. Ref: S1663/8552. -.

AUCTION

Case No: 078759-2023 PH46A

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

#### In the matter between: First Rand Bank Limited, Judgement Creditor and Patricia Mtshali, Judgement Debtor

NOTICE OF SALE IN EXECUTION

#### 20 MAY 2025, 10:00, 24 VORSTER AVENUE, GLENANDA

IN Execution of a Judgment of the High Court of South Africa (Gauteng Division, Pretoria) in the above-mentioned suit, the Property shall be sold by the Sheriff JOHANNESBURG SOUTH, to the highest bidder, SUBJECT TO A RESERVE PRICE OF R160 120.00 and will be held at 61 VAN RIEBEECK AVENUE, ALBERTON on 20 MAY 2025 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 24 VORSTER AVENUE, GLENANDA, 24 hours prior to the sale.

A UNIT, CONSISTING OF: SECTION NO. 10, as shown and more fully described on Sectional Plan No. SS61/1991, in the scheme known as BRODBANK, in respect of the land and building or buildings situate at ROSETTENVILLE EXTENSION TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 70 (SEVENTY) square metres in extent; and

an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan. HELD under Deed of Transfer No. ST48653/2017, situated at UNIT 10 (DOOR 10) BRODBANK, 15 CARTER STREET, ROSETTENVILLE EXT, Situated in the Magisterial District of JOHANNESBURG SOUTH.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein: MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, WC. OUTSIDE BUILDINGS: PARKING BAY. SUNDRIES: NONE.

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

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

Attorneys for Plaintiff(s): Hammond Pole Majola Inc, C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Tel: 011 874-1800. Fax: 0866781356. Ref: MAT455057/Ap//MV. Hammond Pole Majola Inc, Boksburg.

#### AUCTION

Case No: 2024/48167

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

# In the matter between: NQABA GUARANTEE SPV (PTY) LTD, 1st Applicant / Execution Creditor and ESKOM FINANCE COMPANY SOC LTD, 2nd Applicant / Execution Creditor and MALULEKE; COLLEN NORMED, Respondent / Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 20 MAY 2025, 10:00, SHERIFF JOHANNESBURG SOUTH, 61 VAN RIEBEECK AVE, ALBERTON

AUCTION: In execution of a judgment of the HIGH COURT SOUTH AFRICA, GAUTENG LOCAL DIVISION - JOHANNESBURG, in the suit, a sale WITH RESERVE PRICE OF R770 000.00to the highest bidder, will be held by the SHERIFF JOHANNESBURG SOUTH at 61 VAN RIEBEECK AVENUE, ALBERTONon 20 MAY 2025 at 10h00of the under mentioned property of the defendants on the conditions which may be inspected at the offices of the sheriff, prior to the sale. CERTAIN: a) Section No 46as shown and more fully described on Sectional Plan SS44/2012in the scheme known as SUNSET FORESTin respect of the land and building or buildings situate at LIEFDE-EN-VREDE EXTENSION 1 TOWNSHIP,Local Authority: City of Johannesburg, of which the floor area, according to the said Sectional Plan is 125 (ONE HUNDRED AND TWENTY 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; SITUATED AT: UNIT 46 SUNSET FOREST, SWEMPIE CRESCENT, LIEFDE-EN-VREDE EXTENSION TOWNSHIP, ZONING: ZONED 22 1 RESIDENTIAL, MAIN BUILDING: DOUBLE STORY BUILDING comprising of 3 BEDROOMS, 2 BATHROOMS, SEPARATE WASH AREA, DINING ROOM, LOUNGE, KITCHEN, LAUNDRY. 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". 1.This sale is a sale in execution pursuance to a judgment obtained in the above court. 2. The PURCHASER shall pay auctioneer's commission subject to a maximum of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 3. A Deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of purchase price and any such interest payable, shall be paid to the Sheriff against Transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 4. The rules of auction and a full advertisement is available 24 hours prior to the auction at the offices of the SHERIFF JOHANNESBURG SOUTHat 24 VORSTER AVENUE, GLENANDA, JOHANNESBURG. The office of the Sheriff JOHANNESBURG SOUTH will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: (a)Directive of the Consumer Protection Act 68 of 2008 (http://www.info.gov.za/view/DownloadFileAction?id=99961) (b) FICA legislation - Proof of Identity and address particulars (c) Payment of a registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA

Dated at JOHANNESBURG, 16 APRIL 2025.

Attorneys for Plaintiff(s): PME Attorneys Northcliff, C/o Olivier & Malan Attorneys, Unit 4 Gardens Business Park, Ateljee Road, Randpark Ridge. Tel: 066 077 9702. Fax: -. Ref: JAJ Moller / X455. -.

#### AUCTION

Case No: 4851/2022

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06), Plaintiff and PATRICK JAMES MULLIN (IDENTITY NUMBER: 800630 5041 08 8), , FIRST DEFENDANT and SUZELLE MULLIN (IDENTITY NUMBER: 840109 0040 08 2), SECOND DEFENDANT

#### NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY 15 MAY 2025, 11:00, SHERIFF BENONI AT 18 MOORE AVENUE, BENONI

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 27TH SEPTEMBER 2023 in terms of which the following property will be sold in execution on 15TH MAY 2025 at 11H00 by THE SHERIFF BENONI at 18 MOORE AVENUE, BENONI to the highest bidder with reserve price of R949,025.43. CERTAIN: ERF 3184 NORTHMEAD TOWNSHIP. MEASURING: 1083 (ONE THOUSAND AND EIGHTY-THREE) SQUARE METRES REGISTRATION DIVISION: I.R.; PROVINCE: GAUTENG AS HELD: by the Defendant under Deed of Transfer. T7847/2011. SITUATED AT: 61 12TH AVENUE, NORTHMEAD CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: 58 11TH AVENUE, NORTHMEAD, BENONI INVENTORY: 1X LOUNGE 1X DINING ROOM 1X KITCHEN 1X SCULLERY 4X BEDROOMS 2X BATHROOMS 1X TOILET. OUTBUILDINGS: 2X GARAGE, 1X ENTERTAINMENT AREA, 2X BEDROOM 1X BATHROOM 1X LOUNGE 1X KITCHEN (The nature, extent, condition and existence of the improvements are not guaranteed) The Purchaser shall in addition to the Sheriff's commission which is 6% (Six percent) on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3,5% (three comma five percent) on R100 001-00 to R400 000-00 and 1,5% (one comma five percent) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000-00, plus VAT, in total and a minimum of R3 000-00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (ten percent) of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's Trust Account immediately upon closing of the bid and the balance against transfer shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the SHERIFF BENONI AT 18 MOORE AVENUE, BENONI. The Sheriff BENONI 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 addressparticulars; c) Payment of a Registration Fee of R10,000.00 (refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of THE SHERIFF BENONI AT 18 MOORE

AVENUE, BENONI during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT, 24 MARCH 2025.

Attorneys for Plaintiff(s): Y JOHNSON INCORPORATED, Ground Floor, Block 5, Clearwater Office Park, Millenium Boulevard, Strubensvalley. Tel: 011 675-7822. Fax: 086 611 9920. Ref: Y JOHNSON/ M236/319929/ZN. -.

#### AUCTION

IN THE HIGH COURT OF SOUTH AFRICA (Gauteng Local Division, Johannesburg) Case No: 2022/004639 DX 31 SANDTON SQUARE

In the matter between: Absa Home Loans Guarantee Company (RF) Pty Limited, First Judgment Creditor and Absa Bank Limited, Second Judgment Creditor and Serge Mulolo Lumbala, Judgment Debtor

NOTICE OF SALE IN EXECUTION

#### 22 MAY 2025, 10:00, 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING

This is a sale in execution pursuant to judgments obtained in the above Honourable Court dated the 01 November 2022 and 27 February 2025in terms of which the belowmentioned property of the Judgment Debtor will be sold in execution by the Sheriff Vereenigingon 22 May 2025 at 10:00at 91B General Hertzog Road, Three Rivers, Vereenigingto the highest bidder, subject to a reserve price of R800 000.00.

REMAINING EXTENT OF ERF 349 THREE RIVERS TOWNSHIP, REGISTRATION DIVISION IQ, PROVINCE OF GAUTENG

MEASURING 4528 (FOUR THOUSAND FIVE HUNDRED AND TWENTY EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T35196/2021

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

a dwelling house consisting of 4 bedrooms, lounge, kitchen, dining room, 3 toilets, 3 bathrooms all under a grass and tiled roof and 3 garages

WHICH CANNOT BE GUARANTEED.

The property is situated at: 26 Spey Drive, Three Rivers, Vereeniging and falling within the Magisterial District of EMFULENI.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff Vereeniging at 91B General Hertzog Road, Three Rivers, Vereeniging.

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

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

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

3. Payment of a Registration Fee as required by the Sheriff.

4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff Vereeniging at 91B General Hertzog Road, Three Rivers, Vereeniging during normal office hours from Monday to Friday.

Dated at Johannesburg, 24 MARCH 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/MAT32271. The Citizen.

#### AUCTION

Case No: 2022/8322 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 ABRAHAM, ALEXANDREA ORNELLA (IDENTITY NUMBER: 910417 0110 08 5) Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 21 MAY 2025, 11:00, 410 Jan Smuts Avenue, Burnside Island, Building 7, 1st Floor, Craighall, Gauteng

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court on 21 May 2025 at 11H00 at Sheriff's Office Randburg South-West, 410 Jan Smuts Avenue, Burnside Island, Building 7, 1 st Floor, Craighall 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. 45 as shown and more fully described on Sectional Plan No. SS996/1998, in the scheme known as Pied A Terre in respect of the land and building or buildings situated at Ferndale Township-Local Authority: City of Johannesburg Metropolitan Municipality of which section the floor area, according to the said sectional plan, is 40 (forty) square metres in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; Held by the judgment debtor under Deed of Transfer ST563/2018; Physical address: 45 Pied A Terre, 436 Long Street, Ferndale, Randburg, Gauteng. The following information is furnished, though in this regard nothing is guaranteed: Improvements: 1 x lounge, 1 x kitchen, 1 x bedroom, 1 x bathroom, 1 x WC, 1 x carport, 1 x balcony Terms: The sale is with reserve price of R201,000.00 (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 Randburg South-West, 410 Jan Smuts Avenue, Burnside Island, Building 7, 1 st Floor, Craighall.

Dated at Hydepark, 15 APRIL 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/ FF004150. -.

#### AUCTION

Case No: 11617/2024 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: NEDBANK LIMITED, Plaintiff and THABO MOSADI, Defendant NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025, 09:00, THE SHERIFF'S OFFICE, PALM RIDGE: 39a LOUIS TRICHARDT STREET, ALBERTON NORTH

In pursuance of a judgment granted by this Honourable Court on 29 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 R1 000 500.00, by the Sheriff of the High Court PALM RIDGE, to the highest bidder.

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

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

ERF 3496, BRACKENDOWNS EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 1000 (ONE THOUSAND) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T42480/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 12 IFAFA STREET, BRACKENDOWNS EXTENSION 3, ALBERTON, GAUTENG), MAGISTERIAL DISTRICT: EKURHULENI.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): MAIN BUILDING: LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, 2 BATHROOMS, SHOWER, 2 TOILETS & OUTBUILDING: DOUBLE GARAGE & SWIMMING POOL, JACUZZI, THATCH 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 for money owing to the Execution Creditor.

- 2. The auction will be conducted by the Sheriff for Palm Ridge, Mr Ian Burton, or his Deputy.
- 3. Advertising costs at current publication rates and sale costs according to court rules, apply.
- 4. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008
    - (URL http://www.info.gov.za/view/DownloadFileAction?id=99961).

5. Auction Terms and Conditions and the Conditions of Sale may be inspected at the office of the Sheriff for Palm Ridge, 39a Louis Trichardt Street, Alberton North, 24 hours prior to the auction.

6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R25 000.00 (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. The Purchaser shall pay the Sheriff a deposit of 10 (ten) per cent of the purchase price in cash or by bank guaranteed cheque or by electronic transfer on the day of the sale.

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

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

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

Dated at PRETORIA, 03 MARCH 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: L4623/DBS/N FOORD/CEM. -.

#### AUCTION

Case No: 29635/2022

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) Plaintiff and GIFT MPOFU (IDENTITY NUMBER: 731129 5772 085), FIRST DEFENDANT & MANTSWENG REGINA MPOFU (IDENTITY NUMBER: 750914 0414 080), SECOND DEFENDANT

#### NOTICE OF SALE IN EXECUTION

#### 22 MAY 2025, 10:00, AZANIA BUILDING, cnr ISCOR AVENUE AND IRON TERRACE, WEST PARK

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a Court reserve price of R2 200 000.00, will be held by the SHERIFF OF THE HIGH COURT PRETORIA SOUTH EAST at AZANIA BUILDING, cnr ISCOR AVENUE AND IRON TERRACE, WESTPARKon THURSDAYthe 22 ND of MAY 2025at 10:000f the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF PRETORIA SOUTH EAST during office hours.

CERTAIN:

A UNIT CONSISTING OF -

(A) SECTION NO 2 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS38/2016 IN THE SCHEME KNOWN AS 98 GROOTFONTEIN IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT PORTION 98 (PORTION OF PORTION 17) OF THE FARM GROOTFONTEIN 394, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 376 (THREE HUNDRED AND 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 NUMMBER ST76360/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEEDALSO KNOWN AS: UNIT 2 98 GROOTFONTEIN, CHARLES STREET, PRETORIA .

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

3 BEDROOMS, 2 BATHROOMS, DINING ROOM, LOUNGE, KITCHEN, 1 OFFICE

OUTBUILDING: ROOM, TOILET, STOREROOM.

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 PRETORIA SOUTH EAST, AZANIA BUILDING, cnr ISCOR AVENUE AND IRON TERRACE, WEST PARK, 24 (twenty four) hours prior to the auction .

Take further notice that:

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

2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF PRETORIA SOUTH EAST.

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

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

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

(c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;

(d) Advertising costs at current publication rates and sale costs according to Court rules apply.

(e) Registration conditions.

Dated at PRETORIA, 28 MARCH 2025.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361 5640. Fax: 0862396955. Ref: R ISMAIL/EM/MAT75130. -.

#### AUCTION

Case No: 2022-004890 DOCEX 125, JHB

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 Prince Kobedi, Defendant

NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025, 09:00, 39A Louis Trichardt Avenue, Alberton North

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 23 JANUARY 2023 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of PALM RIDGE on 21 MAY 2025 at 09:00 at 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH, to the highest bidder, subject to a reserve price of R50 000.00:

CERTAIN: ERF 5094 PALM RIDGE EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG; MEASURING: 306 (THREE HUNDRED AND SIX) SQUARE METRES;, HELD: Under Deed of Transfer T16830/2020;

SITUATE AT: 5094 CLEMATIS AVENUE, PALM RIDGE EXT 4, KATLEHONG;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 5094 CLEMATIS AVENUE,

PALM RIDGE EXT 4, KATLEHONG consists of:  $1 \times 1$  Lounge,  $1 \times 1$  Kitchen,  $2 \times 1$  Bedrooms and  $1 \times 1$  Toilet (The nature, extent, condition and existence of the improvements are not guaranteed);

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

The property may be take possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in of conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at the rate of 1% of the purchase price per month.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH. The SHERIFF PALM RIDGE, Mr Ian Burton, or his deputy will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) 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.

D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH, during normal office hours Monday to Friday, Tel: 011 907 1040, 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/MAT40289).

Dated at JOHANNESBURG, 25 MARCH 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/MAT40289. -.

AUCTION

Case No: 89067/2023

IN THE HIGH COURT OF SOUTH AFRICA (JOHANNESBURG)

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and RAJOOGOPAL PILLAY (IDENTITY NUMBER: 551018 5113 08 4), 1st Defendant & POOSPALILAVATHIE PILLAY (IDENTITY NUMBER: 580118 0103 08 3), 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 16 MAY 2025, 10:00, 182 LEEUWPOORT STREET, BOKSBURG

A Sale in execution will be held by the Sheriff of The High Court , Sheriff Boksburg on 16 th day of May 2025at 09:30 at 182 Leeuwpoort Street, Boksburgfor the Defendant's property, to the highest bidder without reserve.

A unit consisting of:

(a) Section No. 153 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: EKURHULENI METROPOLITAN MUNICIPALITY, of

which section the floor area, according to the said sectional plan is 71 ( SEVENTY ONE) SQUARE METRES in extent; and

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

HELD BY DEED OF TRANSFER NO. ST19487/2009

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(" the Property").

SITUATED AT: 236 EDGAR STREET, UNIT 153 EVELEIGH ESTATES, EVELEIGH EXTENSION 38.

Particulars of the property and the improvements thereon are provided herewith but are not guaranteed.

A dwelling consisting of: 2 x Bedrooms, 2 x Bathrooms, Kitchen & Lounge.

Other Improvements: None.

Inspect conditions at The Sheriff's Office, Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg, Tel: 011 917 9923/4.

Dated at JOHANNESBURG, 25 APRIL 2025.

Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Tel: 011 028 1258. Fax: 011 312 83250. Ref: M01550. KHUTSO NKUNA.

#### AUCTION

Case No: 66796/2019 Docex: 31

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

In the matter between: Standard Bank of South Africa (1962/000738/06), First Plaintiff and L ALI (740314 0260 08 3), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 15 MAY 2025, 10:00, SHERIFF BENONI, STORAGE FACILITY, 18 MOORE AVENUE, BENONI

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 R862 081.00 as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order dated 28 APRIL 2023 at the Sheriff of the High Court STORAGE FACILITY, 18 MOORE AVENUE, BENONI . ON 15 MAY 2025 AT 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the SHERIFF BENONI at 2A MOWBRAY AVENUE, BENONI, GAUTENG, and will also be read out prior to the sale.No warranties are given with regard to the description and/or improvements.

CERTAIN: ERF 1905 RYNFIELD EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 1106 (ONE THOUSAND ONE HUNDRED AND SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T13888/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED ALSO KNOWN AS:v11 TRUMPET STREET, RYNFIELD EXT 3, GAUTENG PROVINCE. IMPROVEMENTS:NOTHING GUARANTEED IN THIS REGARD:

Dwelling consisting of: Main Dwelling: 1x Lounge, 1x Dining Room, 1x Kitchen, 1x Scullery, 3x Bedrooms, 2X Bathrooms. Out buildings: 1x Bedroom, 1x Bathroom 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 APRIL 2025.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Tel: 0124813551. Fax: 0866732397. Ref: S1234/9234. -.

#### AUCTION

Case No: 2023/068565

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

IN THE MATTER BETWEEN: SANTA FE BODY CORPORATE - Judgment Creditor and VICTOR MWABA - 1st Judgment Debtor; MARLIN MOODLEY - 2nd Judgment Debtor; CITY OF

#### JOHANNESBURG METROPOLITAN MUNICIPALITY- 3rd Judgment Debtor and A B S A HOME LOANS GUARANTEE CO RF PTY LTD - 4th Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 21 MAY 2025, 11:00, Sheriff Randburg South West - 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg

In PURSUANCE of judgment in the above Honourable Court and a Writ of Attachment, the property listed below will be sold in execution by the Sheriff Randburg Southwest, on the 21st of May 2025 at the Sheriff's office at 1 st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg, at 11:00 without reserve.

PROPERTY:

1. UNIT 103, in the scheme known as SS SANTA FE, WITH SCHEME NUMBER 89/2000, under Title Deed ST37869/2018, which is better known as Unit 103, Santa Fe Body Corporate, 25 Suikerbekkie Street, Bromhof, Johannesburg 2188 in the City of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 83 (Eighty-Three 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 ST37869/2018, ALSO KNOWN AS: UNIT 103, SANTA FE BODY CORPORATE, 25 SUIKERBEKKIE STREET, BROMHOF, JOHANNESBURG, 2188.

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 Randburg South West at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg, 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 Randburg South West at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg.

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: 011 760-4767. E-mail: jp@shplaw.co.za - SAN16/0010.

Dated at Roodepoort, 07 MARCH 2025.

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: SAN16/0010. -.

#### AUCTION

Case No: 2022/013513 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 MASILELA, ITUMELENG (IDENTITY NUMBER: 861101 5311 08 3) First Judgment Debtor MASILELA, OFENTSE (IDENTITY NUMBER: 891029 0201 08 8) Second Judgment Debtor NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

21 MAY 2025, 09:00, 39A Louis Trichardt Street, Alberton North, Gauteng

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court on 21 May 2025 at 09H00 at Sheriff's Office Palm Ridge, at 39A Louis Trichardt Street, Alberton North 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 4439 Albertsdal Extension 30 Township, Registration Division I.R., the Province of Gauteng, measuring 181 (one hundred and eighty one) square metres; Held by the judgment debtor under Deed of Transfer T14947/2017;Physical address: 4439 Wooly Burger Street, Albertsdal Ext 30, Alberton, Gauteng.THE following information is furnished, though in this regard nothing is guaranteed:Improvements: 1 x lounge, 1 x kitchen, 3 x bedrooms, 1 x bahroom, 1 x shower, 2 x wc.Terms: The sale is with reserve price of R495,000.00 (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 and Rules of Auction may be inspected at the Sheriff's offices at Palm Ridge, at 39A Louis Trichardt Street, Alberton North. All bidders are required to register and pay R25,000.00 (physical auction) and R40,0000.00 (on line auction) refundable registration fee and is payable prior to the commencement of the auction.

#### Dated at Hydepark, 15 APRIL 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/ FF004217. -.

#### AUCTION

Case No: 2021/58821 DOCEX 125, JHB

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 Ganas Govender, First Defendant and Shereeta Nundlall, Second Defendant

#### NOTICE OF SALE IN EXECUTION

#### 22 MAY 2025, 10:00, 5 Anemoon Street, Glen Marais Extension 1, Kempton Park

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 18 MAY 2023 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of KEMPTON PARK & TEMBISA on 22 MAY 2025 at 10:00 at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK, to the highest bidder, subject to a reserve price of R265 000.00:

CERTAIN: SECTION NO. 75 as shown and more fully described on Sectional Plan no. SS638/2004 in the scheme known as KLEYNBOSCH in respect of the land and building or buildings situate at BIRCH ACRES EXTENSION 1 TOWNSHIP, Local Authority: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 67 (sixty 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 ST80419/2018;

SITUATE AT: UNIT 75 KLEYNBOSCH, MUISVOËL AVENUE, BIRCH ACRES EXTENSION 1, KEMPTON PARK;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 75 KLEYNBOSCH, MUISVOËL AVENUE, BIRCH ACRES EXTENSION 1, KEMPTON PARK consists of: Lounge, Kitchen, 2 x Bedrooms and Bathroom (The nature, extent, condition and existence of the improvements are not guaranteed);

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

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK. The SHERIFF KEMPTON PARK & TEMBISA will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008. (URLhttp://www.info.gov.za/view/

DownloadFileAction?id=99961)

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

C) Payment of a Registration Fee.

D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK, during normal office hours Monday to Friday, Tel: 011 394 9182, or at the offices of the attorneys acting for the Execution Creditors/Plaintiffs: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/JA/MAT40876).

Dated at JOHANNESBURG, 27 MARCH 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/MAT40876. -.

#### AUCTION

Case No: 59140/2016

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 THEMBISILE GQOBHOKA (Identity Number: 680221 5072 08 6), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 12 MAY 2025, 10:00, Sheriff PRETORIA CENTRAL, KLM BUILDLING 433 PRETORIUS STREET, ARCADIA, PRETORIA

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 25TH JULY 2023 in terms of which the following property will be sold in execution on 12 MAY at 10H00 at Sheriff PRETORIA CENTRAL, KLM BUILDLING 433 PRETORIUS STREET, ARCADIA, PRETRIA to the highest bidder with a reserve price of R281 761.17 CERTAIN: (a) Section No. 30 as shown and more fully described on Sectional Plan No. SS39/1978 in the scheme known as VISAGIE COURT in respect of the land and building or buildings situate at ERF 3128 PRETORIA TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said Sectional Plan is 68 (SIXTY-EIGHT) square metres in extent and; (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; HELD under Deed of Transfer ST 89563/08. ("the property") AS HELD: by the Respondent under DEED OF TRANSFER NUMBER NO. ST 89563/08 SITUATED AT: UNIT 30 VISAGIE COURT FLAT, 379 VISAGIE STREET, PRETORIA, 2039 The property is zoned residential. Improvements: The following information is furnished but not guaranteed: A brickbuilt residence consisting of: 1XBATHROOM 1X TV ROOM 1XKITCHEN 1/2X BEDROOM (The nature, extent, condition and existence of the improvements are not guaranteed.) The Purchaser shall in addition to the Sheriff's commission, which is 6% on the first R100 000.00: 3.5% on the amount exceeding R100 000.00 to R400 000.00 and 1.5% on the balance thereof, up to a maximum fee of R40 000.00 plus VAT thereon and a minimum of R3 000.00 plus VAT thereon, pay a deposit of 10% (10 percent) of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff PRETORIA CENTRAL, KLM BUILDLING 433 PRETORIUS STREET, ARCADIA, PRETRIA. The Sheriff Boksburg will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008 (URL: http://www/info.gov.za/view/ DownloadFileAction?id=99961); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a registration Fee of R20 000.00 in EFT. d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Roodepoort, during normal office hours Monday to Friday.

Dated at PRETORIA, 25 MARCH 2025.

Attorneys for Plaintiff(s): BOKWA LAW INCORPORATED, 210 Justice Mohamed Road Brooklyn PRETORIA. Tel: 012 424 2900. Fax: 012 346 5265. Ref: XN/KS/FC6316. -.

#### AUCTION

Case No: 2203/2024

#### IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, PRETORIA) In the matter between: FirstRand Bank Limited, Plaintiff and TSHEPO LUCAS RAKGALAKANE, Defendant NOTICE OF SALE IN EXECUTION

#### 22 MAY 2025, 10:00, SHERIFF: KEMPTON PARK & TEMBISA on 22 MAY 2025 AT 10H00 @ 5 ANEMOON STREET, GLEN MARAIS EXTENTION 1, KEMPTON PARK

Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of at least R345 000.00 (three hundred and forty five thousand rand), by the SHERIFF: KEMPTON PARK & TEMBISA on 22 MAY 2025 AT 10H00 @ 5 ANEMOON STREET, GLEN MARAIS EXTENTION 1, KEMPTON PARK.

A unit consisting of:

(a) Section No. 5 as shown and more fully described on Sectional Plan No. SS191/2007, in the scheme known as VILLA ZAN-PIERRE in respect of the land and building or buildings situated at KEMPTON PARK TOWNSHIP, LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said Sectional Plan, is 77 (SEVENTY-SEVEN) square metres in extent; and

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

Held by Deed of Transfer No ST48792/2021

STREET ADDRESS: UNIT 5 (DOOR NO. 5) VILLA ZAN PIERRE COMPLEX, 22 BESSIE STREET, KEMPTON PARK EXTENSION 4, GAUTENG PROVINCE SITUATED IN THE EKURHULENI NORTH MAGISTERIAL DISTRICT AND CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

PLACE OF SALE: The sale will take place at the offices of the SHERIFF: KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARIAS EXT 1, KEMPTON PARK.

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

BRICK WALL WITH A TILE ROOF CONSTRUCTED OF BRICK CONSISTING OF A LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOMS, 1 SHOWERS, 1 WATER CLOSETS AND OUT GARAGE.

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park, where they may be inspected during normal office hours.

Dated at Pretoria, 25 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/MAT13376. -.

### EASTERN CAPE / OOS-KAAP

#### AUCTION

Case No: 1473/2022 0413995300/Docex 155, PE

> Case No: 1186/2024 DOCEX 52, GQEBERHA

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

# In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and HEINEMAN TRUST (REG NO: IT70/2001) & 5 OTHERS DEFENDANTS (1 - 6), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 09 MAY 2025, 14:00, SHERIFF'S AUCTION ROOM, 2 COTTON HOUSE BUILDING, CORNER OF ALBANY ROAD AND GOVEN MBEKI AVENUE, GQEBERHA

IN PURSUANCE of a judgment of the above Honourable Court and Warrant of Execution dated 25 th of October 2022, the undermentioned property will be put up for auction/ sale in execution without a reserve price set, by the Sheriff of the High Court on Friday, 13 December 2024 at 14h00 at the Sheriff of the High Court of South Africa, Sheriff's Auction Room, 2 Cotton House Building, Cnr Albany Road and Goven Mbeki Avenue, Central, Ggeberha, to the highest bidder: -

PROPERTY DESCRIPTION: REMAINDER OF ERF 2000 WALMER, IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, DIVISION OF PORT ELIZABETH, PROVINCE OF THE EASTERN CAPE, IN EXTENT: 10,1594 (TEN COMMA ONE FIVE NINE FOUR) HECTARES; HELD BY DEED OF TRANSFER NUMBER T15304/2009CTN

PHYSICAL ADDRESS - 247 GLENDORE ROAD, PARI PARK, GQEBERHA

ZONING: VACANT RESIDENTIAL LAND (NOTHING GUARANTEED)

DESCRIPTION: Whilst nothing is guaranteed, it is understood that the property is vacant land. The Conditions of Sale may be inspected at the office of the Sheriff as above. TERMS:

10% on the date of sale, the balance (including VAT, if applicable) against transfer to be secured by a guarantee approved by Plaintiff's attorneys to be furnished within fourteen (14) days of sale. Sheriff's charges (plus VAT) are also payable on date of sale.

Dated at GQEBERHA, 22 APRIL 2025.

Attorneys for Plaintiff(s): STRAUSS DALY ATTORNEYS, STRAUSS DALY PLACE, 35 PICKERING STREET, NEWTON PARK, PORT ELIZABETH, 6001. Tel: 0413995300/Docex 155, PE. Fax: 041364 1356. Ref: STA482/4256. STRAUSS DALY ATTORNEYS.

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

In the matter between: Firstrand Bank Limited, Registration Number: 1929/001225/06, Plaintiff and Lindelwa Mboyi Identity Number: 821008 0420 08 3, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 16 MAY 2025, 12:00, Office of the Sheriff of the High Court of South Africa Port Elizabeth North, Danellyn Building, 12 Theale Street, North End, Port Elizabeth

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R174,488.24, to the highest bidder on 16th day of May 2025 at 12:00 at the the office of the Sheriff of the High Court Port Elizabeth North, Danellyn Building, 12 Theale Street, North End, Port Elizabeth.

ERF 12116 IBHAYI, situate in the Nelson Mandela Bay Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, in extent 233 SQAURE METRES, Held under Deed of Transfer No. T.16940/2019 Situated at 12116 NHOYO STREET, KWAZAKHELE, 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 the office of the Sheriff of the High Court 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, Dining Room, Kitchen, 2 x Bedrooms, 1 Bathroom, 1 Shower, WC, Garage.

Dated at Gqeberha, 20 MARCH 2025.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conynham Road, Greenacres, Gqeberha. Tel: 041 373-0664. Fax: -. Ref: M KOEN/al/FIR152/1413. Minde Schapiro & Smith Inc.

Case No: 1285/2023 DOCEX 52, GQEBERHA

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

#### In the matter between: Firstrand Bank Limited, Registration Number: 1929/001225/06, Plaintiff and Qukeza Mqopi, Identity Number: 850505 2185 08 9, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 MAY 2025, 12:00, Office of the Sheriff of the High Court of South Africa Port Elizabeth North, Danellyn Building, 12 Theale Street, North End, Port Elizabeth

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R221,172.00, to the highest bidder on 16th day of May 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 15089 MOTHERWELL, situate in the Nelson Mandela Bay Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, in extent 200 SQUARE METRES, Held under Deed of Transfer No. T 3049/2018, Situated at 9 NDLAZI STREET, MOTHERWELL NU8, 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 Carport, 2 x Outside rooms, WC.

Dated at Gqeberha, 20 MARCH 2025.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conynham Road, Greenacres, Gqeberha. Tel: 041 373-0664. Fax: -. Ref: M KOEN/al/FIR152/1344. Minde Schapiro & Smith Inc.



Case No: EL1104/2023

IN THE HIGH COURT OF SOUTH AFRICA

(Eastern Cape Division, East London Circuit Court)

In the matter between: Brewcon (Pty) Ltd t/a Brewcon, Plaintiff and Khunjulwa Managed Services CC t/a Khunjulwa Marketing Services, Defendant

NOTICE OF SALE IN EXECUTION

16 MAY 2025, 10:00, Sheriff of the High Court, 75 Longfellow Street, Quigney, East London

In execution of a Judgment of the High Court of South Africa (Eastern Cape Division, East London Circuit Court) in this suit, the undermentioned immovable property of the Defendant will be sold in

execution without reserve by the Sheriff of the High Court, at 75 Longfellow Street, Quigney, East London on Friday 16 May 2025 at 10h00, to the highest bidder.

Property description: Unit 1, Scheme Number 240 SS The Terraces Local Municipality of Great Kei Province of the Eastern Cape In Extent 339 (Two Hundred and Thirty) Square Metres HELD under Mortgage Bond SB2974/2010 Street address:

The Terraces 1 : Olivewood Private Estate, Lymington Loop, Schafli Road, Chintsa East, East London Whilst nothing is guaranteed, it is understood that the property is an incomplete two storey dwelling (approximately 70% complete) which is comprised of 1 entrance hall, 1 open plan lounge / diningroom, 1 kitchen, 1 scullery, 3 bedrooms, 1 dressing room, 1 sitting area, 2.5 bathrooms, 1 storeroom, 1 double garage and 1 unfinished swimming pool.

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 75 Longfellow Street, Quigney, East London.

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 East London, 07 MARCH 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/B290/MAT56209. -.

#### AUCTION

Case No: 3635/2023 0415063740

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

#### In the matter between: NEDBANK LIMITED Plaintiff, Plaintiff and THOKOZILE VALERIE MGUDLWA Defendant, Defendant

AUCTION

#### 28 MAY 2025, 10:00, Sheriff's Office 57 Komani Street Queenstown

In pursuance of a monetary judgment of the above Honourable Court granted on 12 December 2023, an executability order granted by the above Honourable Court on 29 October 2024 and an attachment in execution the following property will be sold in execution subject to a reserve price in the amount of R1 000 000.00 by the Sheriff of the High Court Queenstown, Sheriff's Office, 57 Komani Street, Queenstown by public auction on Wednesday 28 May 2025 at 10:00 am:

ERF 3264 Queenstown in the Lukhanji Municipality, Division of Queenstown, Province of the Eastern Cape, In Extent: 1209 (One Thousand Two Hundred and Nine) Square Metres and held under Deed of Transfer T41034/2010

Which property is also known as 47 Tafelberg Street, Queenstown

The property is a residential dwelling zoned for residential purposes consisting of a part double storey consisting of three bedrooms, two bathrooms, kitchen, living room and double garage

The Conditions of Sale will be read prior to the sale and may be inspected at the Sheriff's offices, 57 Komani Street, Queenstown, telephone 045 838 4242. For any queries please contact the Plaintiff's Attorneys, Telephone 041 - 506 3740, reference Elmareth.

Terms:

The purchaser shall immediately on demand by the Sheriff pay the Sheriff's commission as follows: \*6% on the first R100,000.00 of the proceeds of the sale

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

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

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

The purchaser shall also pay VAT and a deposit of 10% of the purchase price in cash on the day of the sale, the balance against transfer, to be secured by a bank guarantee, to be approved by the

Plaintiff's attorney, to be furnished to the said Sheriff within fourteen (14) days after the date of the sale.

The sale in execution will be conducted by the Sheriff of the High Court, Queenstown or her deputy at the Sheriff's Office, 57 Komani Street, Queenstown. Advertising costs at current publication tariffs and sale costs in accordance with the court rules will apply.

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

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

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

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

\*Registration conditions.

Dated at MAKHANDA, 16 APRIL 2025.

Attorneys for Plaintiff(s): BLC ATTORNEYS c/o HUXTABLE ATTORNEYS, 26 New Street Makhanda. Tel: 046 622 2961/041 506 3740. Fax: -. Ref: M Charsley/Elmareth/I36912/O Huxtable. -.

#### AUCTION

Case No: 3736/2024 Docex: 0415063740

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

# In the matter between: NEDBANK LIMITED, Plaintiff and THOKOZILE VALERIE MGUDLWA, Defendant

AUCTION

#### 28 MAY 2025, 10:00, Sheriff's Office 57 Komani Street Queenstown

In pursuance of a monetary judgment of the above Honourable Court granted on 12 December 2023, an executability order granted by the above Honourable Court on 129 October 2024 and an attachment in execution the following property will be sold in execution subject to a reserve price in the amount of R1 000 000.00 by the Sheriff of the High Court Queenstown, Sheriff's Office, 57 Komani Street, Queenstown by public auction on Wednesday 28 May 2025 at 10:00 am:

ERF 3264 Queenstown in the Lukhanji Municipality, Division of Queenstown, Province of the Eastern Cape, In Extent: 1209 (One Thousand Two Hundred and Nine) Square Metres and held under Deed of Transfer T41034/2010, Which property is also known as 47 Tafelberg Street, Queenstown.

The property is a residential dwelling zoned for residential purposes consisting of a part double storey consisting of three bedrooms, two bathrooms, kitchen, living room and double garage.

The Conditions of Sale will be read prior to the sale and may be inspected at the Sheriff's offices, 57 Komani Street, Queenstown, telephone 045 838 4242. For any queries please contact the Plaintiff's Attorneys, Telephone 041 - 506 3740, reference Elmareth.

Terms:

The purchaser shall immediately on demand by the Sheriff pay the Sheriff's commission as follows: \*6% on the first R100,000.00 of the proceeds of the sale

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

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

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

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

The sale in execution will be conducted by the Sheriff of the High Court, Queenstown or her deputy at the Sheriff's Office, 57 Komani Street, Queenstown. Advertising costs at current publication tariffs and sale costs in accordance with the court rules will apply.

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

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

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

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

\*Registration conditions.

Dated at MAKHANDA, 17 MARCH 2025.

Attorneys for Plaintiff(s): BLC ATTORNEYS c/o HUXTABLE ATTORNEYS, 26 New Street Makhanda. Tel: 046 622-2961/041 506-3740. Fax: -. Ref: M Charsley/Elmareth/I36912/O Huxtable. -.

### FREE STATE / VRYSTAAT

#### AUCTION

Case No: 3207/2021 DOCEX 178, PRETORIA

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

#### IN THE MATTER BETWEEN: ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, 1st Plaintiff and ABSA BANK LIMITED, 2nd Plaintiff and MBUSELWA JOSEPH RADEBE, Defendant

NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025, 10:00, THE SHERIFF'S OFFICE, BLOEMFONTEIN WEST: 6A THIRD STREET, ARBORETUM, BLOEMFONTEIN

In pursuance of judgments granted by this Honourable Court on 27 JANUARY 2022 and 2 MAY 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 R340 000.00, by the Sheriff of the High Court BLOEMFONTEIN EAST at THE SHERIFF'S OFFICE, BLOEMFONTEIN WEST: 6A THIRD STREET, ARBORETUM, BLOEMFONTEIN, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, BLOEMFONTEIN EAST: 3 SEVENTH STREET, ARBORETUM, BLOEMFONTEIN, 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. 8, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS40/1984, IN THE SCHEME KNOWN AS ANTRO, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT BLOEMFONTEIN, MANGAUNG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 85 (EIGHTY 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. ST15671/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED (also known as: UNIT 8 ANTRO, 31 RAYMOND MHLABA STREET, BLOEMFONTEIN, FREE STATE), MAGISTERIAL DISTRICT: MANGAUNG.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): LOUNGE, KITCHEN, BEDROOMS, BATHROOM.

TAKE FURTHER NOTICE THAT:

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

2. Rules of this execution will be available 24 hours before the auction at the office of Sheriff Bloemfontein East, 3 Seventh Street, Arboretum, Bloemfontein.

3. Registration as a buyer is required subject to certain conditions:

- a) Directions of the Consumer Protection Act 68 of 2008
- (URL http://www.info.gov.za/view/DownloadFileAction?id=99961);
- b) Fica-legislation with regard to identity and address particulars;
- c) Payment of registration money;
- d) Registration conditions;
- e) Registration amount is R45 000.00.

The sale will be conducted at the office of Sheriff Bloemfontein West with auctioneers M. Roodt and/or P. Roodt.

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

Dated at PRETORIA, 05 MARCH 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: U23951/DBS/N FOORD/CEM. -.

#### AUCTION

Case No: 5761/2022 DOCEX 178, PRETORIA

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

IN THE MATTER BETWEEN: ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, 1st Plaintiff and ABSA BANK LIMITED, 2nd Plaintiff and MPHO JONATHAN MADZIBADELA, Defendant

#### NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025, 10:00, THE SHERIFF'S OFFICE, BLOEMFONTEIN WEST: 6A THIRD STREET, ARBORETUM, BLOEMFONTEIN

In pursuance of judgments granted by this Honourable Court on 31 AUGUST 2023 and 14 NOVEMBER 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 R4 000 000.00, by the Sheriff of the High Court BLOEMFONTEIN EAST at THE SHERIFF'S OFFICE, BLOEMFONTEIN WEST: 6A THIRD STREET, ARBORETUM, BLOEMFONTEIN, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, BLOEMFONTEIN EAST: 3 SEVENTH STREET, ARBORETUM, BLOEMFONTEIN, 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. 18, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS73/2020, IN THE SCHEME KNOWN AS TREDENHAM VALLEY, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT BLOEMFONTEIN (EXTENSION 193), MANGAUNG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 491 (FOUR HUNDRED AND NINETY 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. ST6751/2020 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED (also known as: UNIT 18 (DOOR G34) TREDENHAM VALLEY ESTATE, WILDEALSKLOOF DRIVE, HELICON HEIGHTS, BLOEMFONTEIN, FREE STATE), MAGISTERIAL DISTRICT: MANGAUNG.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): LOUNGE, DINING ROOM, KITCHEN, BEDROOMS, BATHROOMS, GARAGES.

TAKE FURTHER NOTICE THAT:

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

2. Rules of this execution will be available 24 hours before the auction at the office of Sheriff Bloemfontein East, 3 Seventh Street, Arboretum, Bloemfontein.

3. Registration as a buyer is required subject to certain conditions:

a) Directions of the Consumer Protection Act 68 of 2008

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

b) Fica-legislation with regard to identity and address particulars;

- c) Payment of registration money;
- d) Registration conditions;
- e) Registration amount is R45 000.00.

The sale will be conducted at the office of Sheriff Bloemfontein West with auctioneers M. Roodt and/or P. Roodt.

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

Dated at PRETORIA, 18 MARCH 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: U25020/DBS/N FOORD/CEM. -.

#### AUCTION

Case No: 2707/2023

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

# In the matter between: FIRSTRAND MORTGAGE COMPANY (RF) (PTY) LIMITED, Plaintiff and VUSI LEHLOHONOLO MOFOKENG, Defendant

NOTICE OF SALE IN EXECUTION

#### 22 MAY 2025, 10:00, SHERIFF VEREENIGING (AD-HOC APPOINTMENT) , 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING

A Sale in Execution of the undermentioned property as per Court Order dated the 28TH SEPTEMBER 2023 and 20th JUNE 2024, will be held with a reserve of R130,000.00 at SHERIFF VEREENIGING (AD HOC APPOINTMENT), 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING on the 22ND MAY 2025 AT 10H00.

Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF VEREENIGING (AD -HOC APPOINTMENT) at the above-mentioned address and will also be read out by the Sheriff prior to the sale in execution.

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

PROPERTY:

(1) A UNIT, CONSISTING OF:

(a) SECTION NO. 120, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS 152/2010, IN THE SCHEME KNOWN AS PARKLANDS, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT SASOLBURG (EXTENSION2), METSIMAHOLO LOCAL MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 32 (THIRTY TWO) SQUARE METRES IN EXTENT; AND

(b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER NO. ST 010667/2020 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED, KNOWN AS UNIT 120 PARKLANDS, RETIEF STREET, SASOLBURG.

IMPROVEMENTS: KITCHEN, BATHROOM, TOILET, BEDSITTER.

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, VEREENIGING (AD-HOC APPOINTMENT) AT 91 GENERAL HERTZOG STREET, VEREENIGING, during office hours.

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

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

- (URL http://www.info.gov.za/view/Download Files Action?id=99961).
- (b) Fica-legislation: Requirement proof of ID and residential address.
- (c) Payment of a Registration fee of R20 000,00 (refundable) by way of eft.
- (d) Registration condition.
- (e) The Sheriff will conduct auction.

Dated at PRETORIA, 25 APRIL 2025.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA; C/O MDP ATTORNEYS, 77 GENERAL HERTZOG STREET, DAN PIENAAR, BLOEMFONTEIN. Tel: 012 325-4185. Fax: 012 328-3043. Ref: DU PLOOY/LM/GP12912 - e-mail : lorraine@hsr.co.za. -.

AUCTION

Case No: 3633/2023 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 JOHANNA ALIDA CLAASSENS, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 14 MAY 2025, 10:00, SHERIFF'S OFFICE, UNIT 1 GAYMAR, 89 BRAND STREET, FICKSBURG

In pursuance of a judgment of the above Honourable Court granted on 5 October 2023 and a Writ of Execution subsequently issued, the following property will be sold in execution on 14 MAY 2025 at 10:00 at the SHERIFF'S OFFICE, UNIT 1 GAYMAR, 89 BRAND STREET, FICKSBURG.

CERTAIN: REMAINING EXTENT OF ERF 488 FICKSBURG EXTENSION 1, DISTRICT FICKSBURG, PROVINCE FREE STATE, Also known as 34 KOPPIES STREET, FICKSBURG, FREE STATE PROVINCE.

ZONED FOR RESIDENTIAL PURPOSES. Measuring 1 722 (One Thousand Seven Hundred and Twenty Two) square metres, HELD: By Deed of Transfer T2609/2010.

DESCRIPTION: A residential unit consisting of 4 BEDROOMS, 2 BATHROOMS, 1 SEPARATE TOILET, 1 ENTRANCE HALL, 1 LOUNGE, 1 DINING ROOM, 1 LIVING ROOM, 1 STUDY, 1 KITCHEN, 1 LAUNDRY ROOM, 1 GARAGE, 1 STAFF BATHROOM & 1 STOREROOM (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, Ficksburg.

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, UNIT 1 GAYMAR, 89 BRAND STREET, FICKSBURG.

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

1. Directions of the CONSUMER PROTECTION ACT 68 of 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, refundable.

4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, ODENDAALSRUS, will conduct the sale with auctioneer JS NAICKER.

Advertising costs at current publication tariffs and sale costs according to court rules will apply. SIGNED at BLOEMFONTEIN on this 28th day of February 2024.

Dated at Bloemfontein, 14 APRIL 2025.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST, 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Tel: 051 505-0200. Fax: 0862702024. Ref: MRS A LOTTERING/RLB568 E-mail: anri@mcintyre.co.za. 00000001.

AUCTION

Case No: 1788/2017 Docex: 18

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

IN THE MATTER BETWEEN: FIRSTRAND BANK LIMITED, Plaintiff and CORPOLO LODGE CONFERENCING & TOURS CC (REG NO: 1998/054305/23), Defendant

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

#### 22 MAY 2025, 10:00, OFFICES OF SHERIFF KROONSTAD, 16B CHURCH STREET, KROONSTAD

In pursuance of a judgement in the Free State High Court, Bloemfontein, Republic of South Africa, dated 5 June 2017 and a warrant for execution against immovable property, the following property of the defendant(s) will be sold in execution by public auction on:- 22 MAY 2025 at 10:00 before the Sheriff held at the 16B CHURCH STREET, KROONSTAD to the highest bidder, namely: PROPERTY DESCRIPTION :

CERTAIN : ERF 1308 KROONSTAD (EXTENSION 10), DISTRICT KROONSTAD, PROVINCE FREE STATE IN EXTENT 1 005 (ONE THOUSAND AND FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T32112/2007

SUBJECT TO THE CONDITIONS AS SET OUT IN THE SAID DEED OF TRANSFER

BETTER KNOWN AS 18 SCOTT STREET, KROONHEUWEL, KROONSTAD, PROVINCE FREE STATE

THE PROPERTY IS ZONED: RESIDENTIAL

A RESIDENTIAL DWELLING CONSISTING OF :

FAMILY ROOM, 3X BEDROOMS, 1X BATHROOM, SINGLE GARAGE WITH 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 Kroonstad's Offices with address 56B CHURCH STREET, KROONSTAD 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 Kroonstad. 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 auctioneer J VAN NIEKERK; Advertising costs at current publication tariffs & sale costs according court rules will apply.

Dated at BLOEMFONTEIN, 23 APRIL 2025.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Tel: 051-5056600. Fax: 051-4304806. Ref: D MöLLER. MMC1444.

AUCTION

Case No: 2777/2022 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 MMINATHOKO TRADING 117 CC, 1st Defendant and MOLAHLEHI ROMEO, MTIMKULU, 2nd Defendant NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 24 AUGUST 2023, 10:00, SHERIFF'S OFFICE, 16B CHURCH STREET, KROONSTAD

In pursuance of a judgment of the above Honourable Court granted on 4 August 2022 and a Writ of Execution subsequently issued, the following property will be sold in execution on 22 May 2025 at 10:00 at the SHERIFF'S OFFICE, 16B CHURCH STREET, KROONSTAD

CERTAIN: REMAINDER OF ERF REMAINDER 7720 KROONSTAD, DISTRICT KROONSTAD (also known as 41 SAREL CILLIERS STREET, KROONSTAD), PROVINCE OF THE FREE STATE

ZONED FOR RESIDENTIAL PURPOSES

MEASURING: IN EXTENT 2 092 (TWO THOUSAND AND NINETY TWO) square metres, HELD: By Deed of Transfer T6895/2009

DESCRIPTION : A residential unit consisting of 4 BEDROOMS, 2 BATHROOMS, 1 DINING ROOM, 1 LOUNGE; 1 LIVING ROOM, 1 KITCHEN, 1 SEPARATE TOILET, 1 SHOWER, 1 COVERED PATIO, 3 GARAGES, 1 CADECOLA 1 OFFICE 1 CADECOLA 1 OFFICE 1 CADECOLA

1 CARPORT, 1 STORE ROOM, 1 OFFICE, 1 STAFF QUARTERS, 1 STAFF BATHROOM

(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, Kroonstad.

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'S OFFICE, 16B CHURCH STREET, KROONSTAD

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, KROONSTAD, will conduct the sale with auctioneer JOY VAN NIEKERK.

Advertising costs at current publication tariffs and sale costs according to court rules will apply. SIGNED at BLOEMFONTEIN on this 6 th day of March 2025.

#### Dated at Bloemfontein, 14 APRIL 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/RLB534 E-mail: anri@mcintyre.co.za. 00000001.

#### AUCTION

Case No: 4604/2023 DOCEX 3, BLOEMFONTEIN

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and ADAM FREDIRICK CORNELIUS PELSER (ID NUMBER: 840305 5030 082), 1st Defendant and JAQUILINE LEANDRE PELSER (ID NUMBER: 890425 0984 080, 2nd Defendant

NOTICE OF SALE IN EXECUTION

#### 09 MAY 2025, 10:00, c/o IGJ VAN ASWEGEN ATTORNEYS, 12 HOBSON CRESCENT, SASOLBURG

In pursuance of a judgment of the above Honourable Court dated 25 June 2021 and a Writ for Execution, the following property will be sold in execution on FRIDAYthe 9 May 2025at 10:00 at before the Sheriff of KOPPIESheld at c/o IGJ VAN ASWEGEN ATTORNEYS, 12 HOBSON CRESCENT, SASOLBURG.

CERTAIN: ERF 12684 SASOLBURG EXTENSION 16, DISTRICT PARYS, PROVINCE FREE STATE

IN EXTENT: 888 (EIGHT HUNDRED AND EIGHTY EIGHT) SQUARE METRES

HELD BY: DEED OF TRANSFER NO T11470/2012

SUBJECT TO: THE CONDITIONS CONTAINED THEREIN

ALSO KNOWN AS: 39 HOLTEN STREET, SASOLBURG

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF MAIN BUILDING: SINGLE STOREY, BRICK WALLS, CORRUGATED IRON ROOF, OTHER FLOORING, KITCHEN, LOUNGE, 3 X BEDROOMS, 1 X BATHROOM CONSISTING OF BATH/TOILET, DOUBLE GARAGE, FENCED: PALISADE OTHER: SWIMMING POOL (NOT GUARANTEED)

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

The conditions of sale will lie open for inspection during business hours at the Offices of the Sheriff for the High Court, KOPPIES.

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 c/o IGJ VAN ASWEGEN ATTORNEYS, 12 HOBSON CRESCENT, SASOLBURG.

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, KOPPIES (VCR DANIEL) will conduct the sale. Advertising costs at current publication tariffs and sale costs according to court rules will apply.

Dated at BLOEMFONTEIN, 18 MARCH 2025.

Attorneys for Plaintiff(s): McINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Tel: 0515050200. Fax: 0862184922. Ref: NP2276. -.

## **KWAZULU-NATAL**

#### AUCTION

Case No: D4228/2020 docex 27

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

#### In the matter between: NEDBANK LIMITED, PLAINTIFF and PORTIA NONHLANHLA SISKA, Identity Number: 750718 0622 08 3, Defendant

NOTICE OF SALE IN EXECUTION

# 14 MAY 2025, 10h00, THE SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court in terms of which the following property will be sold in execution on the 14 MAY 2025 AT 10H00 AT THE SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN, to the highest bidder:

ERF 804 BEREA WEST (EXTENSION NUMBER 7), REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 2133 (TWO THOUSAND ONE HUNDRED AND THIRTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T2208/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

PHYSICAL ADDRESS: 18 MEDWAY ROAD, BEREA WEST, DURBAN, KWAZULU-NATAL (MAGISTERIAL DISTRICT: PINETOWN).

ZONING: RESIDENTIAL (NOTHING GUARANTEED).

IMPROVEMENTS: The following information is furnished but not guaranteed: SINGLE STOREY HOUSE, BRICK UNDER TILED ROOF, STREET LEVEL WITH ELECTRONIC GATES, DOUBLE GARAGE, MAIN HOUSE FLOOR: PARQUET, 3X BEDROOMS, AIRCON IN MAIN BEDROOM, 1X ENSUITE, BUILT IN CUPBOARDS, 1X SEPARATE TOILET, 1X FULL BATHROOM(SHOWER, BATH & SINK), 1X LOUNGE, 1X KITCHEN, OUTBUILDING SERVANT'S QUARTERS WITH SHOWER AND TOILET, PROPERTY FENCED, SWIMMING POOL, 1X STORAGE ROOM NEAR THE POOL, ALARM SYSTEM (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 guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within Twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Pinetown, 18 SUZUKA ROAD, WESTMEAD, PINETOWN. The office of the Sheriff for Pinetown will conduct the sale with auctioneers N B Nxumalo and/or Mrs S Raghoo. Advertising costs at current publication rates and sale costs according to court rules, apply.

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

A) Directive of the Consumer Protection Act 68 of 2008

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

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

C) Payment of a Registration Fee of R15 000.00 in cash.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court (15 days prior to the date of sale), PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN.

Dated at UMHLANGA, 10 APRIL 2025.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Tel: 031 570-5603. Fax: -. Ref: MRS ADAMS/N0183/6174/VP. STRAUSS DALY.

AUCTION

Case No: D1397/2023 5 Umhlanga Rocks

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

#### In the matter between: NEDBANK LIMITED Execution Creditor and DEVENDRAN NARAINSAMY, First Execution Debtor, SIMONE NARAINSAMY Second Execution Debtor NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

# 21 MAY 2025, 10:00, Sheriff of the High Court Pinetown at 18 Suzuka Road, Westmead, Pinetown.

PROPERTY DISCRIPTION

(a) Section No. 10 as Shown and more fully described on Sectional Plan no. SS70/1987,("the sectional plan") in the scheme know as OCEAN VIEW in respect of the land and building or buildings situate at RESERVOIR HILLS, LOCAL AUTHORITY AREA OF ETHEKWINI MUNICIPALITY of which section the floor area, according to the said sectional plan is 78 (Seventy Eight) square metres in extent ("the mortgaged property")

and

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan ("the common property") Held by DEED OF TRANSFER NUMBER: ST47107/03

PHYSICAL ADDRESS

Door Number 10 Oceanview, 142 Pemary Ridge, Reservoir Hills, KwaZulu-Natal (Magisterial District of EThekwini)

ZONING: Residential

IMPROVEMENTS :

Improvements: Duplex with brick walls and tiled roof situated above street level and fenced consisting of:

Main Building: Tiled Floors, 3 x Bedrooms; Built-in Cupboards; 1 x Bathroom; 1 x Kitchen; 1 x Lounge;

Aircon ; 1 x Dining room and security / Electric gates.

Boundary: Fenced.

Nothing in this regard is guaranteed.

1. The sale is a sale in execution pursuant to a judgment granted on the 17 July 2024 and a Warrant of Execution issued thereafter, the above-mentioned immovable property will be sold to the highest bidder subject to a reserve price of R400 000.00 by the sheriff of the high court Pinetown at 18 Suzuka Road, Westmead, Pinetown on the 21 May 2025 at 10h00.

2. The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder.

3. Full Conditions of Sale may be inspected at the Offices of the Sheriff for Pinetown at 18 Suzuka Road, Westmead, Pinetown, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

4. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Pinetown at 18 Suzuka Road, Westmead, Pinetown.

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

(Registration will take place at 18 Suzuka Road, Westmead, Pinetown closes at 09h50;

(a) In accordance to the Consumer Protection Act 68 of 2008 (http://www.info.gov.za/view/ downloadfileAtion?id=99961)

(b) FICA-legislation Requirements: Proof of Identity document and Residential address and other.

(c) Payment of a Registration deposit fee of R15 000.00 (refundable) in cash.

(d) Registration of conditions

6. Transfer shall be effected by the attorneys for the Execution Creditor and the purchaser shall pay all transfer dues, including transfer duty, current and / or arrear levies /rates and / or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys.

7. The conditions shall lie for inspection at the office of the Sheriff Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior to the date of sale.

8. The Office of the Sheriff for Pinetown will conduct the sale with auctioneers N.B Nxumalo and/or Mrs S Raghoo.

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

Dated at Umhlanga, 16 APRIL 2025.

Attorneys for Plaintiff(s): Garlicke & Bousfield Inc, 7 Torsvale Crescent, La Lucia Ridge, La Lucia. Tel: 031 570 5300. Fax: 031-570 5307. Ref: Mrs B. Mpunga/sz/L1932/18. -.

#### AUCTION

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

#### In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED Plaintiff and SANTHIMANNI PILLAY, First Defendant FAHIMA PILLAY, Second Defendant KOMLAN PILLAY, Third Defendant

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

#### 13 MAY 2025, 10:00, 91 Lenny Naidu Drive, Bayview, Chatsworth

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 13 TH May 2025 at 10h00 at the Sheriff Office being 91 Lenny Naidu Drive, Bayview, Chatsworth , to the highest bidder , with a reserve:

CERTAIN: PORTION 886 OF ERF 85 CHATSWORTH, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1019 (ONE THOUSAND AND NINETEEN) SQUARE METRES. HELD UNDER DEED OF TRANSFER NO. T:18339/2004 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property ")

PHYSICAL ADDRESS: 35 FIESTA ROAD, SILVERGLEN, CHATSWORTH (Magisterial District - Chatsworth)

ZONING: RESIDENTIAL (NOTHING GUARANTEED) IMPROVEMENTS , although in this regard, nothing is guaranteed:Free standing double storey face brick under tile rood dwelling comprising of :4 bedrooms, 2 x bathrooms & 2 toilets, 1 x lounge , 1 x Kitchen , 1 x study/playroom, 3 x garages. Fencing : brick, inner floor finishing : tiles, Out building : 1 x bedroom , 1 x toilet and bathroom , 1 x Kitchen. (The nature, extent, condition and existence of the improvements are guaranteed and are sold "voetstoots")

TAKE NOTICE THAT:

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. The rules of this auction is available 24 hours before the auction at the office of the Sheriff for CHATSWORTH, 91 LENNY NAIDU, BAYVIEW, CHATSWORTH The office of the Sheriff for CHATSWORTH, 91 LENNY NAIDU, BAYVIEW, CHATSWORTH will conduct the sale with auctioneers MS LT HLOPHE , MRS P CHETTY AND MR N NXUMALO

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 in respect of proof of identity and address particulars.

(c) Payment of a Registration Fee of R15 000,00 in cash.

(d)Registration conditions.

(e) SHERIFF CHATSWORTH will adhere strictly to the Covid 19 Regulations and the directives signed on 23 July 2020 by the Minister of Justice and Correctional Services, the Honourable Lamola.

Any person bidding for a property on behalf of another person or body is required by law to produce such person of body's written authorisation to do so. Such Power of Attorney is to be submitted in writing prior to starting the bid. When signing the Conditions of Sale, the individual/ representative must sign his name and particulars and state on whose behalf he purchased the property. Power of Attorneys will form part of the signed agreement of sale If buying on behalf of another an original Power of Attorney must be submitted before bidding starts. This Power of Attorney must inter alia contain :

1. The full names of the institution giving Power of Attorney together with ID number of CK number, whichever is applicable.

2. The full address of the person/institution mentioned in point 1 above

3.The full name and ID Number of the person given the Power of Attorney who will purchase at the auction on on behalf of the principal.

4. The full address of the person mentioned in point 3 above.

5.The full description (title deed) of the property on which the Power of Attorney may be exercised.

The individuals who will purchaser at the auction on behalf of the principal is required to produce his identity documents at the sale.

Individual wanting to attend the auction must arrive for the registration before 09h45 am and that no person is allowed to enter the auction room after 09h45am.

The full Conditions can be inspected at the offices of the sheriff of the High Court, Chatsworth , 91 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH.

Dated at Durban, 14 APRIL 2025.

Attorneys for Plaintiff(s): Allen Attorneys Inc, 57 Swapo Road, Durban North. Tel: 0315632358. Fax: 0315632375. Ref: gda/ep/pillay s,f&k. -.

#### AUCTION

Case No: 4020/22P Docex: 031 536 9700

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

#### In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIATARY LIMITED, FIRST APPLICANT and ABSA BANK LIMITED, SECOND APPLICANT and K Z MZILA, RESPONDENT

NOTICE OF SALE IN EXECUTION

#### 14 MAY 2025, 10H00, AT THE SHERIFF OFFICE GREYTOWN, R A CENTRE, SHOP NO. 65 MAITLAND ROAD, GREYTOWN

In terms of a judgment of the above Honourable Court, a sale in execution will be held on 14 TH MAY 2025 at 10:00, or as soon as thereafter as conveniently possible, at SHERIFF'S OFFICE GREYTOWN, R A CENTRE, SHOP NO. 65 MAITLAND ROAD, GREYTOWN, SUBJECT TO A RESERVE AMOUNT OF R358 000.00.

DESCRIPTION: ERF 959 ENHLALAKAHLE, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL IN EXTENT 428 (FOUR THOUSAND AND TWENTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T27311/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 959 JABULA ROAD, GREYTOWN. MAGISTERIAL DISTRICT: UMZINYATHI.

IMPROVEMENTS: 1 LOUNGE, 1 KITCHEN, 3 BEDROOM, 1 BATHROOM.

THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots").

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to 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 full advertisement is available 24 hours before the auction at the office of the Sheriff for GREYTOWN, R A CENTRE, SHOP NO. 65 MAITLAND ROAD, GREYTOWN. The office of the Sheriff for GREYTOWN will conduct the sale with auctioneer. 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 R1000.00 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, R A CENTRE, SHOP NO. 65 MAITLAND ROAD, GREYTOWN.

Dated at UMHLANGA ROCKS, 12 APRIL 2025.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel: 031 536-9700. Fax: 031 536-9799. Ref: JJ/PC. MAT13858.

#### AUCTION

Case No: D8635/2019

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

#### In the matter between: THE STANDARD BANK OF S.A. LIMITED Plaintiff and NTOMBIZONA YVONNE DLUDLA First Defendant KHULUMANI EMMANUEL DLUDLA Second Defendant

Auction

#### 21 MAY 2025, 10:00, 18 Suzuka Road, Westmead, Pinetown

This sale is a sale in execution pursuant to a judgment granted in the High Court of South Africa, Kwazulu - Natal, Durban, under Writ of Execution issued thereafter, the immovable property listed hereunder will be sold to the highest bidder at the Sheriff's Office, 18 Suzuka Road, Westmead, Pinetown, at 10.00 am on Wednesday, 21 st May 2025.

DESCRIPTION: REMAINDER OF PORTION 1 OF ERF 164 PADFIELD PARK; REGISTRATION DIVISION FT; PROVINCE OF KWAZULU - NATAL; IN EXTENT 1821 (ONE THOUSAND EIGHT HUNDRED AND TWENTY ONE) SQUARE METRES; HELD BY DEED OF TRANSFER NO. T 18816/2004

PHYSICAL ADDRESS: 7 Truman Road, Pinetown (Magisterial district of Pinetown)

ZONING: SPECIAL RESIDENTIAL

The property consists of the following: 1 x Lounge; 1 x Dining Room; 1 x Kitchen; 3 x Bedrooms; 4 x Bathroom; Swimming Pool; 4 x Garages

Nothing in this regard is guaranteed.

1. The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder.

2. The purchaser shall pay a deposit of 10% (TEN PER CENT) of the purchase price and the auctioneer's commission in cash or EFT immediately after the sale and the balance against transfer to be secured by a Bank 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.

3. 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.

4. The full conditions of sale shall lie for inspection at the Sheriff's Office, 18 Suzuka Road, Westmead, Pinetown for 15 days prior to the date of sale.

5. The Rules of this auction and full advertisement is available 24 hours prior to the auction at the Sheriff's Office, 18 Suzuka Road, Westmead, Pinetown.

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

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

6.2 Fica - legislation i. r. o. proof of identity and address particulars;

6.3 Payment of registration of R15 000.00 in cash;

6.4 Registration of conditions.

The office of the Sheriff of the High Court, Pinetown will conduct the sale with auctioneers N B Nxumalo (Sheriff) and / or Mrs S Raghoo.

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

Dated at UMHLANGA ROCKS, 04 MARCH 2025.

Attorneys for Plaintiff(s): Garlicke & Bousfield, 7 Torsvale Crescent, La Lucia Rodge Office Estate, La Lucia. Tel: 031-5705316. Fax: -. Ref: L2115/14. -.

#### AUCTION

Case No: D7626/2022 DOCEX 27

IN THE HIGH COURT OF SOUTH AFRICA (Kwazulu Natal Local Division, Durban)

In the matter between: ABSA BANK LIMITED, REGISTRATION NUMBER: 86/04794/06, PLAINTIFF and Qhawe Siphesihle Bhengu N.O, Identity Number: 920130 5102 08 4, In his capacity as Executor for Estate Late Vusumuzi Siphesihle Bhengu, FIRST DEFENDANT and Vusumuzi Joseph Bhengu N.O, Identity Number: 571112 5130 08 2 In his capacity as Executor for Estate Late: Maureen Bongie Bhengu, SECOND DEFENDANT

NOTICE OF SALE IN EXECUTION

19 MAY 2025, 09:00, at the Sheriff Inanda 2 Office, 82 Trevenen Road, Lotusville, Verulam

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court in terms of which the following property will be sold in execution on 19TH MAY 2025 AT 09H00, OR AS SOON THEREAFTER AS CONVENIENTLY POSSIBLE, AT THE SHERIFF INANDA 2 OFFICE, 82 TREVENEN

ROAD, LOTUSVILLE, VERULAM (registration closes at 08H50) to the highest bidder subject to a court reserve price if any namely, CERTAIN: ERF 1208 CASTLEHILL, REGISTRATION DIVISION FT PROVINCE OF KWAZULU-NATAL IN EXTENT 369 (THREE HUNDRED AND NINETY SIX) SQUARE METRES HELD BY DEED OF TRANSFER NO. T7574/1997 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("mortgaged property") MAGISTERIAL DISTRICT: INANDA 2. The property is improved, without anything warranted by: A DWELLING COMPRISING OF - ASINGLE HOUSE, BRICK UNDER TILE, 1 MAIN BEDROOM TILED, 2 OTHER BEDROOMS TILED WITH BUILT IN CUPBOARDS, FAMILY LOUNGE TILED, DINNING ROOM TILED, KITCHEN TILED WITH BUILT IN CUPBOARDS, 2 GUEST TOILET TILED, 1 BATHROOM TILED, TUB, WASH BASIN, SHOWER CUBICLE, 1 TOILET AND BATHROOM COMBINED, 1 MANUAL GARAGE OUTBUILDING: CONSISTING OF 1 ROOM, 2 MANUAL IRON GATE, TARRED DRIVEWAY GATE, BLOCK FENCING, BURGLAR GUARDS, AWNINGS OTHER: 2 WENDY HOUSE. Physical address is 114 CASTLE HILL DRIVE, NEWLANDS WEST zoning: general residential (nothing guaranteed), improvements: The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or EFT on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff Inanda District 2 at 82 TREVENEN ROAD, LOTUSVILLE, VERULAM . The office of the Sheriff for INANDA DISTRICT 2 will conduct the sale with auctionners RR SINGH (SHERIFF) AND/OR HASHIM SAIB (DEPUTY SHERIFF) . Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008.

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

- B) FICA To provide an original RSA IDENTITY DOCUMENT AND PROOF OF RESIDENCE (municipal account or bank statement not older than 3 months)
- C) Payment of a Registration deposit of R10 000.00 in cash only.

D) Registrations closes strictly 10 minutes prior to auction.(8:50am)

E) The 10% deposit plus auction commission is payable in cash or by way of an electronic funds transfer immediately on the fall of the hammer, immediately into the sheriff's standard bank account and immediately provide proof thereof to the satisfaction of the sheriff.

F) Only registered Bidders will be allowed into the Auction Room.

G) STRICT COVID-19 GOVERNMENT REGULATIONS APPLY. WE HAVE THE RIGHTS TO DISALLOW PERSONS THAT DO NOT ADHERE TO REGULATIONS.

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, 82 TREVENEN ROAD, LOTUSVILLE, VERULAM, 15 DAYS PRIOR TO DATE OF SALE.

Dated at Umhlanga, 15 APRIL 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: A0038/3457. Thobani Mthembu.

#### AUCTION

Case No: D3289/2021

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

#### In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MADIBA EARTHWORKS AND PLANT HIRE C.C, First Defendant and RAVINTHIRAN RUTHNAM GOVENDER, Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 19 MAY 2025, 09:00, 82 Trevenen Road, Lotusville, Verulam

The following property will be sold in execution to the highest bidder on MONDAY, 19 MAY 2025 at 9H00 (registration closes at 8:50) at 82 Trevenen Road, Lotusville, Verulam, namely:

A Unit, consisting of:

(a) SECTION NO 16, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS71/05, IN THE SCHEME KNOWN AS BAMBOO GARDENS, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT TONGAAT, IN THE ETHEKWINI MUNICIPALITY AREA, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 130 (ONE HUNDRED AND THIRTY) SQUARE METRES IN EXTENT; AND

(b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE 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 25556/2005 (the "property").

PHYSICAL ADDRESS: UNIT 16, BAMBOO GARDENS, 276A GOPALALL HURBANS ROAD, GANDHINAGAR, OTHONGATHI.

ZONING : RESIDENTIAL.

IMPROVEMENTS: SEMI DETACHED, BLOCK UNDER TILE, 3 BEDROOMS TILED WITH EN-SUITE, STUDY ROOM, FAMILY LOUNGE TILED, DINING ROOM TILED, KITCHEN TILED WITH BULIT IN CUPBOARDS, BREAKFAST NOOK, TOILET & BATHROOM COMBINED TILED WITH TUB, WASH BASIN & SHOWER CUBICLE, BALCONY, STAIRCASE TILED, ELECTRONIC IRON GATE, TARRED DRIVEWAY, WIRE BLOCK FENCING. OTHER: UNIT INSIDE A RESIDENTIAL COMPLEX, ACCESS CONTROLLED BY REMOTE, 2 X PARKING BAY, UNIT ON 2ND FLOOR. Although nothing in this regard is guaranteed.

TAKE NOTICE THAT:

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

2. The rules of this auction is available 24 hours before the auction at the office of the Sheriff for Inanda District Two at 82 Trevenen Road, Lotusville, Verulam.

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

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

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

(b) FICA - legislation in respect of proof of RSA IDENTITY DOCUMENT AND PROOF OF RESIDENCE (municipal account or bank statement not older than 3 months);

(c) Payment of a Registration Fee of R10 000,00 in cash only;

(d) Registration closes strictly 10 minutes prior to auction (08:50 am).

4. The 10% deposit plus the auction commission is payable in cash or way of an electronic funds transfer immediately on the fall of the hammer, immediately into the sheriff's Standard Bank trust account and immediately provide proof thereof to the satisfaction of the sheriff.

5. Only Registered Bidders will be allowed into the Auction Room.

6. STRICK COVID-19 GOVERNMENT REGULATION APPLY. WE HAVE THE RIGHT TO DISALLOW PERSONS THAT DO NOT ADHERE TO REGULATIONS.

7. The office of the Sheriff Inanda District Two will conduct the sale with auctioneers R R Singh ( Sheriff) and/or Hashim Saib ( Deputy Sheriff).

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

Dated at Durban, 14 APRIL 2025.

Attorneys for Plaintiff(s): Allen Attorneys Inc, 57 Swapo Road, Durban North. Tel: 031 563-2358. Fax: 031 563-2375. Ref: gda/ep/MADIBA. -.

# LIMPOPO

#### AUCTION

Case No: 9852/2023

#### 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), Plaintiff and GIBSON NTITI MOLOTO (IDENTITY NUMBER: 9102196007087), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 22 MAY 2025, 10:00, Sheriff of the High Court Onverwacht at 8 Snuifpeul Street, Onverwacht

In pursuance of a judgment and warrant granted on 11 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 22 May 2025at 10:00 by the Sheriff of the High Court Onverwachtat 8 Snuifpeul Street, Onverwacht, to the highest bidder subject to a reserve price of R870 000.00:

CERTAIN: ERF 17094 ELLISRAS EXTENSION 137 TOWNSHIP, SITUATED: 17094 Berghaan Crescent, Lephalale MAGISTERIAL DISTRICT: Lephalale REGISTRATION DIVISION: L.Q., LIMPOPO PROVINCE, IN EXTENT: 942 (NINE 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: 4 x Bedrooms; 1 x Lounge; 1 x Dining room; 1 x Kitchen; 2 x Bathrooms; 2 x Garages.

DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, GIBSON NTITI MOLOTO (IDENTITY NUMBER: 9102196007087), under his name under Deed of Transfer No. T324/2021.

The full conditions may be inspected at the offices of the Sheriff of the High Court Onverwachtat 8 Snuifpeul Street, Onverwacht, during office hours from 8:00 to 16:30.

ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria; PO Box 2766, Pretoria, 0001, TEL: 012 817-4843, FAX: -, E-MAIL: werasmus@lgr.co.za, REF. we/BF/IC001188.

Dated at Pretoria, 22 APRIL 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/IC001188. -.

#### AUCTION

Case No: 3255/2019

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Execution Creditor) and MAXWELL TAURAI MAKONI (First Judgment Debtor) and GEORGINA ETHEL MAKONI (Second Judgment Debtor)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 21 MAY 2025, 10:00 at THE SHERIFF'S OFFICE, 78 BECKET STREET, BELA BELA, LIMPOPO

In pursuance of a judgment granted by this Honourable Court on 10 DECEMBER 2020, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with a reserve price of R1 780 000.00, by the Sheriff of the High Court BELA BELA at THE SHERIFF'S OFFICE, 78 BECKET STREET, BELA BELA, LIMPOPO on WEDNESDAY, 21 MAY 2025 at 10H00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, BELA BELA, 78 BECKETT STREET, BELA BELA, LIMPOPO, 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.

PORTION 20 (A PORTION OF PORTION 6) OF THE FARM MANTSHOLE NO. 40, REGISTRATION DIVISION J.R., LIMPOPO PROVINCE, MEASURING 21,4133 (TWENTY ONE COMMA FOUR ONE THREE THREE) HECTARES, HELD BY DEED OF TRANSFER NO T130970/2006, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS. Also known as PLOT 20 MANTSOLE, RADIUM, LIMPOPO.

IMPROVEMENTS (not guaranteed): Main Dwelling: Lounge, Dining Room, Kitchen, Family Room, Study, 5 Bedrooms, 3 Bathrooms. Flatlet: 2 Bedrooms, Bathroom, Kitchen and Lounge. Outbuilding: 2 Garages, 5 Animal Coups.

TAKE FURTHER NOTICE:

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

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

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

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

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

5.1 Directive of the Consumer Protection Act 68 of 2008

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

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

5.3 All bidders are required to pay R10 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 5.4 Sheriff's registration conditions.

Dated at CAPE TOWN, 26 MARCH 2025.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Seventh Floor, 56 Shortmarket Street, Cape Town. Tel: 021 529-7710. Fax: 021 529-7711. Ref: RK HAUPT/mm/M41761. -.

#### AUCTION

Case No: 1625/2024 Docex: 97, Pretoria

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

# In the matter between: ABSA Bank, Execution Creditor and JOHANNES ADOLF KRIEL, ID: 720722 5003 08 0, Judgment Debtor

NOTICE OF SALE IN EXECUTION

#### 09 MAY 2025, 10:30, Sheriff Mokopane, 120A Ruiter Road, Mokopane

A sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, and further pursuant to an order granted by the above Honourable Court against the Judgment Debtor on 29 October 2024 in the above action. A sale in execution with a reserve price of R2 000 000.00 will be held by the Sheriff of the High Court, MOKOPANE on FRIDAY, 9 MAY 2025, at 10H30 at the Sheriff's Office, 120A Ruiter Road, Mokopane, Limpopo Province of the undermentioned property of the Judgment Debtor to the highest bidder, on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection for FIFTEEN (15) days hours prior to the sale at the Sheriff's Office, 120A Ruiter Road, Mokopane, Limpopo Province.

Certain: Erf 2088 Piet Potgietersrust Extension 9 Township, Registration Division K.S., Limpopo Province

Measuring: 1200 (one thousand two hundred) square meters and held by the Judgment Debtor in Terms of Deed of Transfer No. T6048/2019.

The property is zoned as: Residential

The property is situated 14 Kobals Street, Chroompark, Potgietersrus (Mokopane) and is consisting of: 1X Bedroom with bathroom, 4X Bedrooms, Dining Room, 2X TV Rooms, Kitchen, Laundry Room, 3X Bathrooms, Swimming Pool, Zinc Roofing, Double garage and Wall Brick around

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, 14 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: MAT203385/E NIEMAND/ME. -.

#### AUCTION

Case No: 6847/2018

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

This gazette is also available free online at www.gpwonline.co.za

In the matter between: INDUSTRIAL DEVELOPMENT CORPORATION OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1940/014201/06), PLAINTIFF and TRUSTEES OF MAPHOPHE PLOT C FARM TRUST t/a MAMBEDI COUNTRY LODGE (REG NO: IT3912/04), 1ST DEF, CALVIN N MAPHOPHE N.O. (ID NO:5908085839088), 2ND DEF, JONES PM MAPHOPHE N.O. (ID NO: 6112165461085), 3RD DEF, FLORA TK SHILUVANE N.O. (ID NO:5612020786087), 4TH DEF & MAMBEDI COUNTRY LODGE AND CONF CENTRE (REG NO:2005/007504/07), 5TH DEF

NOTICE OF SALE IN EXECUTION

#### 22 MAY 2025, 10:00, 21 FLAMBOYANT STREET, NEW TOWN, LOUIS TRICHARDT

In execution of a judgment of the High Court of South Africa, Limpopo Division, Polokwane, in the abovementioned suit, a sale without a Court reserve price, will be held by the SHERIFF OF THE HIGH COURT LOUIS TRICHARDT at 21 FLAMBOYANT STREET, NEW TOWN, LOUIS TRICHARDT on THURSDAY, the 22ND day of MAY 2025 at 10:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF LOUIS TRICHARDT, during office hours.

CERTAIN: PORTION 3 OF THE FARM KLIPFONTEIN NO 34, REGISTRATION DIVISION L.T. LIMPOPO PROVINCE, MEASURING 25,5817 (TWENTY FIVE COMMA FIVE EIGHT ONE SEVEN) HECTARES, HELD BY DEED OF TRANSFER T149734/06, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, ALSO KNOWN AS: PLOT C, FARM 34 KLIPFONTEIN, LEVUBU.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: 1 BAR, 2 TOILETS, 1 KITCHEN WITH 2 TOILETS, 4 HALLS WITH 6 TOILETS, LAUNDRY, 1 RECEPTION WITH 1 TOILET, 2 SWIMMING POOLS, 10 COTTAGE ROOMS WITH 1 BEDROOM, 1 TOILET, 1 SHOWER IN EACH ROOM, 16 RONDAVELS WITH 1 BEDROOM, 1 BATHROOM, 1 TOILET IN EACH ROOM, 12 ROOMS WITH 1 BEDROOM, 1 SHOWER, 1 TOILET IN EACH ROOM.

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 LOUIS TRICHARDT, 21 FLAMBOYANT STREET, NEW TOWN, LOUIS TRICHARDT, 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 LOUIS TRICHARDT.

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);

(d) Advertising costs at current publication rates and sale costs according to Court rules apply;

(e) Registration conditions.

#### Dated at PRETORIA, 28 MARCH 2025.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361-5640. Fax: 0865603329. Ref: E DE BEER/DK/MAT89086. -.

# MPUMALANGA

#### AUCTION

Case No: 992/2022

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

In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and JAMES IGNATIUS WAIT HEIBERG - FIRST EXECUTION DEBTOR and CATHARINA SUSANNA HEIBERG - SECOND EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

21 MAY 2025, 10:00, The Sheriff's Office, Plot 31 Zeekoewater, cnr of Gordon Road & Francois Street, Witbank

DESCRIPTION: ERF 1649 SECUNDA, EXTENTION 2, WITBANK TOWNSHIP / REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA / MEASURING 736 (SEVEN HUNDRED AND THIRTY SIX) SQUARE METRES / HELD UNDER DEED OF TRANSFER T79775/94 / SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 19 WOLSELEY STREET, SECUNDA.

Main dwelling - residential home: 1 X ENTRANCE HALL, 1 X LOUNGE, 1 X FAMILY ROOM, 1 X DINING ROOM, 1 X KITCHEN, 4 X BEDROOMS, 1 X BATHROOM, 1 X SHOWER, 2 X WC, 2 X OUT GARAGE, 4 X CARPORT, 1 X SERVANTS ROOM, 1 X LAPA, 1 X WC - Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price in the amount of R744 956.67. / 2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3.The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6.Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7.The full conditions of sale may be inspected at SHERIFF'S OFFICES, 25 PRINGLE STREET, SECUNDA. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/view/ DownloadfileAction?id=99961) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at NELSPRUIT, 07 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 / FH0036. -.

#### AUCTION

Case No: D13150/2023

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

In the matter between: FIRSTRAND MORTGAGE COMPANY (RF) PROPRIETARY LIMITED - EXECUTION CREDITOR and MUSA MUSTAPH MFEKA - 1ST EXECUTION DEBTOR and VUKANISAKHE TRADING ENTERPRISE CC - 2ND EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2025, 12:00, The Sheriff's Office, UNIT ½ ELATION HOUSE, 350/352 STAMFONDHILL ROAD (MATHEWS MEYIWA) MORNINGSIDE, DURBAN

DESCRIPTION: ERF 623 MOBENI TOWNSHIP / REGISTRATION DIVISION F.T. / PROVINCE OF KWAZULU- NATAL / IN EXTENT 720 (SEVEN HUNDRED AND TWENTY) SQUARE METRES / HELD BY DEED OF TRANSFER NUMBER T6959/2013, SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

PHYSICAL ADDRESS OF THE MORTGAGED PROPERTY: 20 SEDGMOOR PLACE, WOODLANDS, DURBAN.

IMPROVEMENTS - (Not guaranteed): MAIN BUILDING: 1 X OPEN PLAN LOUNGE AND DINING ROOM, 1 X STUDY, 1 X FULLY FITTED KITCHEN, 3 X BEDROOMS, 1 X BATHROOM, 1 X TOILET. OUT BUILDING: 4 X BEDROOMS, 2 X BATHROOMS, 2 X TOILETS. OTHER: 1 X GARAGE, 1 X CARPORT, 1 X SWIMMING POOL, BRAAI AREA WITH OPEN SHELTER WITH THATCH NEAR POOL, BOUNDARY FENCED, PAVED DRIVEWAY. Nothing in this regard is guaranteed.

ZONING: RESIDENTIAL.

1. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 2. The Purchaser shall pay a deposit of 10% (TEN PERCENT) of the purchase price and the auctioneer's commission in cash or by electronic funds transfer (EFT) 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./ 3. 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./ 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 4. / 5. 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. / 6. The full conditions of sale may be inspected at SHERIFF'S OFFICES, UNIT <sup>1</sup>/<sub>2</sub> ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA) MORNINGSIDE DURBAN. a) 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). / 7. The auction will be conducted by the Acting Sheriff of Durban South, Mr Allan Murugan or his deputy. / 8. All bidders are required to present their identity documents together with their proof of residence for FICA compliance. / 9. All bidders physically attending the auction are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. / 10. All online bidders are required to pay R40 000.00(refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

Dated at NELSPRUIT, 10 MARCH 2025.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 205A Granada Square, 16 Chartwell Dr, Umhlanga Rocks, care of GLOVER KANNIEAPAN Inc, Office 12A Stadium Building, Lion Match Office Park, 892 Umgeni Road, Durban. Tel: 013 752-4459. Fax: 013 755-3897. Ref: C VAN WYK / FM0401. -.



Case No: 2247/2023

IN THE HIGH COURT OF SOUTH AFRICA (MPUMALANGA DIVISION, MBOMBELA (MAIN SEAT))

#### In the matter between: NEDBANK LIMITED, Plaintiff and VELAPHI JOHN NGOMANE, Defendant

#### NOTICE OF SALE IN EXECUTION

#### 16 MAY 2025, 11:00, Sheriff of The High Court - Sheriff Barberton at MAGISTRATE'S COURT, BARBERTON

TAKE NOTICE THAT on the instructions of Stegmanns Attorneys (Ref: DEB6557), Tel: 0861333402 - ERF 425 EMJINDINI EXTENSION 4, BARBERTON, REGISTRATION DIVISION J.U., MPUMALANGA PROVINCE, UMJINDINI LOCAL MUNICIPALITY - Measuring 531 square metres - situated at 425 LIGWALGAWALA (SANTA VIEW) STREET, EMJINDINI EXT. 4, 1309.

Improvements - Nothing is guaranteed and/or no warranty is given in respect thereof) ("VOETSTOOTS") : 4 BEDROOMS, 2 BATHROOMS, LOUNGE, KITCHEN, DINING ROOM - (particulars are not guaranteed) will be sold in Execution to the highest bidder, subject to a Court's reserve price, on 16/05/2025 at 11:00 by Sheriff of the High Court - Sheriff Barberton at MAGISTRATE'S COURT, BARBERTON.

Conditions of sale may be inspected 24 hours prior to the sale at Sheriff of the High Court - Sheriff Barberton at Room 11, Lewis & Marks Building (Reality Building), 20 Pilgrim Street, Barberton. The Purchaser shall on completion of the sale, pay to the Sheriff a deposit of 10% of the purchase price immediately on demand by the sheriff on the day of the sale in cash, by guaranteed cheque or by way of an electronic transfer, provided that satisfactory proof of payment be furnished immediately on demand to the sheriff. The balance of the purchase price shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, issued by financial institution to be approved by the execution creditor or his attorney and shall be furnished to the Sheriff within 21 days after the date of sale. The Purchaser shall, pay the Sheriff's commission as follows: 6% on the first R100 000.00 of the proceeds of the sale, and 3.5% on the proceeds of the sale exceeding R100 001.00, to R400 000.00, and 1.5% on the balance of the proceeds to the sale, subject to a maximum commission of R40 000,00 in total and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account). 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. All bidders are required to present their Identity Document together with proof of residence for FICA compliance.

All bidders are required to pay R15 000.00 (refundable) registration fee 48 hours prior to the commencement of the auction in order to obtain a buyer's card.

Dated at Pretoria, 07 APRIL 2025.

Attorneys for Plaintiff(s): Stegmanns Inc, Block C, Streak Street Office Park, Nelspruit. Tel: 0861333402. Fax: 0866863903. Ref: DEB6557. -.

# NORTH WEST / NOORDWES

#### AUCTION

Case No: KP467/2018

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

# In the matter between: ABSA BANK LTD, Plaintiff and JERRY OOSTHUIZEN, ID 760301 5001 088, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

# 16 MAY 2025, 10:00, THE SHERIFF OFFICE OF KLERKSDORP, NOORD BLOCK SHOP 5-6, CIVIC CENTRE, STILFONTEIN

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, NORTH WEST DIVISION, MAHIKENG in the abovementioned suit, a sale with a reserve price of R200 000.00 will be held by the SHERIFF OF THE HIGH COURT KLERKSDORP on the 16th day of MAY 2025 at 10H00 at THE SHERIFF OFFICE OF KLERKSDORP, NOORD BLOCK SHOP 5-6, CIVIC CENTRE, STILFONTEIN, 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 KLERKSDORP, NOORD BLOCK SHOP 5-6, CIVIC CENTRE, STILFONTEIN: ERF 583 BOETRAND TOWNSHIP REGISTRATION DIVISION: IP; NORTH WEST PROVINCE MEASURING: 615 (SIX HUNDRED AND FIFTEEN) SQUARE METRES HELD BY DEED OF TRANSFER T107947/2002 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: 86 ORANGE ROAD, BOETRAND, KLERKSDORP 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 R20 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 a Lounge, Kitchen, 2 Bedrooms, Bathroom, 3 and more Carports.

Dated at PRETORIA, 22 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/DA4056. -.

#### AUCTION

Case No: 26671/2022

IN THE HIGH COURT OF SOUTH AFRICA (PRETORIA)

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MARIA NCHELETE KALI (IDENTITY NUMBER: 680528 0287 08 3), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 16 MAY 2025, 10:00, SHOP NO, CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN

A Sale in execution will be held by the Sheriff of The High Court Klerksdorp on 16 th day of May 2024at 10h00 at Shop No, Civic Centre, Somerset Avenue, Stilfonteinof the Defendant's property, described below with the reserve price of R1 033 813.00.

ERF 537 SITUATE IN THE TOWNSHIP LA HOFF, REGISTRATION DIVISION I.P., PROVINCE OF NORTH WEST

MEASURING 1 338 (ONE THOUSAND THREE HUNDRED AND THIRTY EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T037256/2006 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS. ("the Property)

SITUATED AT: 10 POLMER STREET, LAHOFF, KLERKSDORP

Particulars of the property and the improvements thereon are provided herewith but are not guaranteed.

A dwelling consisting of: 3 X Bedrooms, Toilets, Living Room, Open plan, Bathroom, Garage.

Inspect conditions of Sale at The Sheriff's Office Klerksdorpat Shop No, Civic Centre, Somerset Avenue, Stilfontein.

Dated at JOHANNESBURG, 25 APRIL 2025.

Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Tel: 011 028 1258. Fax: 011 312 83250. Ref: M00641. KHUTSO NKUNA.

#### AUCTION

Case No: 26671/2022

IN THE HIGH COURT OF SOUTH AFRICA (PRETORIA)

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MARIA NCHELETE KALI (IDENTITY NUMBER: 680528 0287 08 3), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 16 MAY 2025, 10:00, SHOP NO, CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN

A Sale in execution will be held by the Sheriff of The High Court Klerksdorp on 16 th day of May 2024at 10h00 at Shop No, Civic Centre, Somerset Avenue, Stilfonteinof the Defendant's property, described below with the reserve price of R1 033 813.00.

ERF 537 SITUATE IN THE TOWNSHIP LA HOFF, REGISTRATION DIVISION I.P., PROVINCE OF NORTH WEST

MEASURING 1 338 (ONE THOUSAND THREE HUNDRED AND THIRTY EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T037256/2006

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

("the Property)

SITUATED AT: 10 POLMER STREET, LAHOFF, KLERKSDORP

Particulars of the property and the improvements thereon are provided herewith but are not guaranteed.

A dwelling consisting of: 3 X Bedrooms, Toilets, Living Room, Open plan, Bathroom, Garage.

Inspect conditions of Sale at The Sheriff's Office Klerksdorpat Shop No, Civic Centre, Somerset Avenue, Stilfontein.

Dated at JOHANNESBURG, 25 APRIL 2025.

Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Tel: 011 028 1258. Fax: 011 312 83250. Ref: M00641. KHUTSO NKUNA.

## WESTERN CAPE / WES-KAAP

#### AUCTION

Case No: 15902/2024 Docex 4, Parow

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

In the matter between: Firstrand Bank Limited, Plaintiff and Velaphi Adam Dhlamini, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 22 MAY 2025, 12:00, 11 Wedza Street, Delft

In execution of the judgment in the High Court, granted on 17 October 2024, the undermentioned property will be sold in execution on 22 May 2025 at 12h00 at the mortgaged property at 11 Wedza Street Delft, with a reserve of R558 000.00, to the highest bidder.

ERF: 26519 - DELFT, situate in the City of Cape Town, Cape Division, Province Western Cape, measuring132 square metres and held by Deed of Transfer No. .T10698/2017 and known as: 11 Wedza Street, Delft.

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,  $3 \times b$  bedrooms, bathroom, toilet.

Reserved price: The property will be sold with a reserve of R558 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, 26 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/F53365. 1.

#### AUCTION

Case No: 420/2020

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

#### In the matter between: ABSA BANK LIMITED (Execution Creditor) and CLJ PIPING AND ENGINEERING CC (First Judgment Debtor), Carl Thieras (Second Judgment Debtor) and Lilian Susanna Thieras (Third Judgment Debtor)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 20 MAY 2025, 10:00, at the Sheriff's Office, 23 Langverwacht Road, Klipdam, Kuils River

In pursuance of a judgment granted by this Honourable Court on 16 September 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution WITH A RESERVE PRICE OF R845 000.00 by the Sheriff of The High Court KUILS RIVER SOUTH at the SHERIFF'S OFFICE, 23 LANGVERWACHT ROAD, KLIPDAM, KUILS RIVER on TUESDAY, 20 MAY 2025 at 10H00, to the highest bidder. The rules of the auction and Conditions of Sale may be inspected during office hours at the sheriff's office at 23 LANGVERWACHT ROAD, KLIPDAM KUILS RIVER, 24 hours prior to the sale in execution. The auction will be conducted by the Sheriff: MRS EE CARELSE, or her Deputy Sheriff: MRS H COMBRINK. Advertising costs at the current publication rates and sale costs according to the court rules, apply. 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 583 BLUE DOWNS, IN THE CITY OF CAPE TOWN, DIVISION OF STELLENBOSCH, WESTERN CAPE PROVINCE, IN EXTENT 225 (TWO HUNDRED AND TWENTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T59406/1990. ALSO KNOWN AS 6 Kirchen Crescent, Silversands. IMPROVEMENTS (not guaranteed): Kitchen, Lounge, 3 Bedrooms, Bathroom and Garage. TAKE FURTHER NOTICE: 1. This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof. 2. The Purchasers shall pay a deposit of 10% of the purchase price immediately on sale and the balance against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 days after the date of sale or after the date of confirmation of the sale by the court. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer. 5. Registration as a buyer is a pre-requisite subject to the following conditions, inter alia: 5.1 Directive of the Consumer Protection Act 68 of 2008. (URL http://www.info.gov.za/view/DownloadFileAction? id=99961). 5.2 FICA-legislation: Requirement of proof of ID and residential address and other. 5.3 All bidders are required to pay R15 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 5.4 Sheriff's registration conditions.

Dated at CAPE TOWN, 24 MARCH 2025.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Seventh Floor, 56 Shortmarket Street, Cape Town. Tel: 021 529 7710. Fax: 021 529 7711. Ref: CT LANG/mm/M32077. -.

#### AUCTION

Case No: 5325/2022

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

# In the matter between: NEDBANK LIMITED - EXECUTION CREDITOR and BRETT JOHN THOMSON &

#### **KIRSTEN LEIGH THOMSON - EXECUTION DEBTORS**

SALE IN EXECUTION

#### 14 MAY 2025, 12:00, 16 RESTHAVEN DRIVE, TOKAI

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 R5,300,000.00by PUBLIC AUCTION held at the premises 16 RESTHAVEN DRIVE, TOKAI, to the highest bidder on WEDNESDAY, 14 MAY 2025 at 12H00:

ERF 3921, CONSTANTIA IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE IN Extent: 1105 SQUARE METRES

Title Deed No. T36215/2018

Street address: 16 RESTHAVEN DRIVE, TOKAI

Magisterial district: WYNBERG

CONDITIONS OF SALE

(1) The property will be sold in execution subject to reserve price of R5,300,000.00to 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, Wynberg South, 7 Electric Road, Wynberg 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: 4 x BEDROOMS, LOUNGE, KITCHEN, 2 x BATHROOMS/TOILETS, DOUBLE GARAGE, SWIMMING POOL and EXTERIOR TV ROOM.

(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 Directive in terms 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, 16 APRIL 2025.

Attorneys for Plaintiff(s): STBB ATTORNEYS, 5 HIGH STREET, ROSENPARK, TYGERVALLEY. Tel: 021 943 3800. Fax: teresads@stbb.co.za. Ref: WB029075/NG/tds. -.

This gazette is also available free online at www.gpwonline.co.za

#### Case No: 19723/2022 DOCEX 1, TYGERBERG

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

#### In the matter between: Nedbank Limited, Plaintiff and Fairousa Ebrahim, Defendant NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 21 MAY 2025, 11:00, Wynberg East Sheriff Office, Ebenezer Road, House Vincent, 3rd Floor, Wynberg Mews, Wynberg

In pursuance of a judgment of the above-mentioned Court and a Writ for Execution, the undermentioned property will be sold in execution on 21st day of May 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 111150 Cape Town, situate in the City of Cape Town, Cape Division, Province of the Western Cape, in extent: 805 Square Metres, held by virtue of Deed of Transfer no. T18439/1995, Street address: 24 Bodali Avenue, Gatesville.

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: Plastered walls, tiled roof with 3 Bedrooms, 2 bathrooms, lounge, kitchen, braai room, dining room, outside room, burglar bars, safety gates, built-in cupboards, electric gate, electric fence and double garage, swimming pool and plastered wall. The property is in a very good condition and is in a good area.

Reserved price :The property will be sold subject to a reserve price of R2,060,000.00.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 21 days from the date of sale and payable simultaneously with registration of transfer.

Auctioneer's charges: Payable by the Purchaser on the day of sale.

Conditions of sale: Same shall lie for inspection at the offices of the Wynberg East Sheriff.

Dated at Bellville, 18 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: 021 918-9007. Fax: 0866186304. Ref: H J Crous/La/NED15/2571. Minde Schapiro & Smith Inc.

#### AUCTION

Case No: RCC/KHA/09/2023 (021)683-3553

IN THE MAGISTRATE'S COURT FOR (REGIONAL DIVISION WESTERN CAPE HELD AT KHAYELITSHA)

#### In the matter between: Standard Bank of South Africa Limited, Plaintiff and UNATHI SOLONTSI (previously TANDWA), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 22 MAY 2025, 12:00, At the Sheriff's office, 20 Sierra Way, Mandalay, Khayelitsha

In pursuance of a judgment granted on the 17th 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 22nd May 2025 at 12:00, by the Sheriff of the Court Khayelitsha at the Sheriff's office, 20 Sierra Way, Mandalay, Khayelitsha to the highest bidder subject to a reserve of R525 643.79 (five hundred and twenty five thousand six hundred and forty three rand and seventy nine cents).

Description: Erf 40713 KHAYELITSHA, in the City of Cape Town, Cape Division, Province of the Western Cape, In extent : 243 (two hundred and forty three) square metres, Held by: Deed of Transfer no. T69049/2013, Address: Known as 159 Ngcwalazi Drive, Ilitha Park, Khayelitsha. 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 Khayelitsha

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 12.70%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 : Brick building, corrugated iron roof, partly brick fenced, burglar bars, cupboards, cement floors, kitchen, toilet and 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 Khayelitsha, 087 802 2967.

Dated at Claremont, 03 APRIL 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. E-mail : dvanlelyveld@dkvg.co.za. Tel: (021) 683-3553. Fax: (021) 671-3829. Ref: DEB12434/Mrs van Lelyveld. -.

#### AUCTION

Case No: 1238/2024 Docex 63 Cape Town

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

#### In the matter between: Firstrand Mortgage Company (RF) (Pty) Ltd, Plaintiff and Chaggon Calvin Cloete, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 21 MAY 2025, 10:00, the office of the sheriff of Mitchells Plain South at 48 Church Way, Strandfontein Village, Mitchells Plain

IN EXECUTION of a judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above-mentioned suit a sale without reserve of the following property will be held at the office of the sheriff of Mitchells Plain South at 48 Church Way, Strandfontein Village, Mitchells Plain on Wednesday, 21 May 2025 at 10h00, 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 58742 MITCHELLS PLAIN, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE, SITUATE AT 109 Bayern Munich Street, Tafelsig, In Extent: 101 (one hundred and one) square metres, Held by Deed of Transfer No. T55373/2022.

The property is improved as follows, though in this respect nothing is guaranteed: 3 Bedrooms, Kitchen, Lounge, Bathroom.

1. This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court against the defendant for money owing to the plaintiff, and in accordance with the Consumer Protection Act 68 of 2008, as amended.

2. The Rules of the auction is available 24 hours before the auction and can be inspected at the office of the sheriff of the court at the above-mentioned address, and the auction will be conducted by the sheriff or his deputy.

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

- a) In accordance with the Directive of the Consumer Protection Act;
- b) FICA-legislation requirements: proof of ID and residential address;
- c) Payment of registration of R 15 000.00 in cash (refundable);
- d) Registration conditions.
- 4. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

5. The purchaser shall in addition to the sheriff's commission, which is 6% (six per cent) on the first R 100 000.00 of the proceeds of the sale, 3.5% (three comma five per cent) on R 100 001.00 to R

CONTINUES ON PAGE 130 OF BOOK 2

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# Government Gazette Staatskoerant

# REPUBLIEK VAN SUID-AFRIKA

Vol. 719 Pretoria, 2 May 2025 **No. 52584** 

PART 2 OF 2



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# LEGAL NOTICES WETLIKE KENNISGEWINGS

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

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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, 17 MARCH 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: FRB1/0564. -.

#### AUCTION

Case No: 7628/2023 DOCEX 178, PRETORIA

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

#### IN THE MATTER BETWEEN: ABSA BANK LIMITED, Plaintiff and SHARONE CAMERON LARRY, Defendant

NOTICE OF SALE IN EXECUTION

#### 22 MAY 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 2 OCTOBER 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R2 500 000.00, 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 53 PENHILL, IN THE CITY OF CAPE TOWN, DIVISION STELLENBOSCH, PROVINCE OF THE WESTERN CAPE, IN EXTENT 4074 (FOUR THOUSAND AND SEVENTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T30426/2012, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 12 DYKE ROAD, PENHILL, WESTERN CAPE), MAGISTERIAL DISTRICT: KUILS RIVER.

ZONING: RESIDENTIAL.

IMPROVEMENTS: (Not Guaranteed): 3 BEDROOMS, LOUNGE, DINING ROOM, TV ROOM, KITCHEN, 2 BATHROOMS, STORE ROOM, DOUBLE GARAGE, SWIMMING POOL.

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 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, 14 MARCH 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: U18815/DBS/N FOORD/CEM. -.

#### AUCTION

Case No: 19086/2024 Docex 63 Cape Town

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

#### In the matter between: Firstrand Bank Limited, Plaintiff and Yumnah Nordien N.O. As Nominee Of Standard Trust Limited, First Defendant and Lorraine Asta Jaftha, Second Defendant

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

#### 21 MAY 2025, 12:00, the premises situated at 24 Louw Lane, Grassy Park

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 premises situated at 24 Louw Lane, Grassy Park, on Wednesday 21 May 2025 at 12h00, subject to a minimum reserve price of R 940 000.00 (nine hundred and forty 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 sheriff of Wynberg South for a period of 15 (fifteen) days prior to the sale:

ERF 4090 GRASSY PARK, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE, SITUATE AT 24 Louw Lane, Grassy Park, In Extent: 470 (four hundred and seventy) square metres, Held by Deed of Transfer No. T22403/1971.

The property is improved as follows, though in this respect nothing is guaranteed: 4 Bedrooms, Lounge, Kitchen, Bathroom, Separate Toilet, Outside Toilet, Separate Entrance comprising 3 Bedrooms with Open Plan Lounge/Kitchen and Bathroom.

1. This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court against the defendants 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 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, 25 MARCH 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: FIR1/1282. -.

#### AUCTION

Case No: 5019/2020 Docex 4, Parow

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

In the matter between: Firstrand Bank Limited - Plaintiff and STEVEN MANSEL JAMES LLOYD - First Defendant and LOUISE-MARY LLOYD - Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2025, 10:00, Sheriff Kuils River South, 23 Langverwacht Road, Klipdam, Kuils River

In execution of the judgment in the High Court, granted on 7 June 2020, the under-mentioned property will be sold in execution on 22 MAY 2025at 10h00, by the Sheriff Kuils River South, at the Sheriff's offices at 23 Langverwacht Road, Klipdam, Kuils River, with a reserve of R1 600 000.00, to the highest bidder: ERF: 119 - PENHILL, situate in the City of Cape Town, Stellenbosch Division, Province Western Cape measuring 2097square metres and held by Deed of Transfer No. T94195/2005 - and known as 22 Willow Way, Penhill, Eerste River.

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

**PROPERTY DESCRIPTION :** 

A residential dwelling consisting of a brick building under an asbestos roof consisting of an entrance hall, lounge, family room, dining room, kitchen, scullery, 4 x bedrooms, 2 x bathrooms, 2 x toilets, 2 x garages, 1 x carport, covered area and swimming pool

Concerned dwelling

Second dwelling .

A brick building under an asbestos roof consisting of a lounge, kitchen, 3 x bedrooms, shower and a toilet

Reserved price: The property will be sold with a reserve of R1 600 000.00.

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, 05 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/F51344. 1.

#### AUCTION

Case No: 15591/2022 021-5907200

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and NADEA GANIEF, Defendant

NOTICE OF SALE IN EXECUTION

#### 14 MAY 2025, 11:00, Premises of the sheriff's office situated at Unit B5, Coleman Business Park, Coleman Street, Elsies River, Western Cape.

In pursuance of a Judgment granted in the High Court of South Africa and a Writ of Execution issued on 13 March 2024 the property listed hereunder will be sold in Execution on WEDNESDAY, 14 MAY 2025 @11H00 at the Sheriff's office situated at Unit B5, Coleman Business Park, Coleman Street, Elsies River, Western Cape to the highest bidder:

Address of property: 187 Hamilton Street, Goodwood Estate, Goodwood, Western Cape.

Description: Remainder ERF 3425 Goodwood, Situated in the City of Cape Town, Division Cape, Province of Western Cape, in extent 494 square metres, held by deed of transfer no. T35929/2019. Subject to the conditions contained. Consisting of Single Freestanding Storey, Brick Walls, Corrugated

Iron Roof, Lounge with tile floors, 3 Bedrooms with laminated floor, open plan Kitchen,

1 Bathroom, 1 Shower, 1 Toilet, 1 Basin, 1 Garage, unfenced boundary, General Residential

Zoning. Granny Flat: 2 Bedrooms with laminated floors, open plan Kitchen with tile floors, Lounge with tile floor, 1 Shower, 1 Toilet, Basin with tile floor.

The full conditions may be inspected at the offices of the Sheriff of the High Court for Goodwood Area 1 situated at Unit B5, Coleman Business Park, Coleman Street, Elsies River, Western Cape.

The Purchaser shall pay 10% of the purchase price in cash or per bank guarantee cheque on the day of the sale and the balance together with interest at the current rated calculated on the Plaintiff's claim from the date of transfer against registration of the property into the name of the purchaser. The purchaser shall, immediately on demand by the Sheriff, pay the Sheriff's commission as follows: 6% on the first R100 000.00 of the proceeds of the sale, and thereafter 3.5% on R100 001.00 to R400 000.00, and thereafter 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 all inclusive. The sale of the immovable property referred to herein is subject to a reserve price of R1 500 000.00.

Dated at Panorama, 17 APRIL 2025.

Attorneys for Plaintiff(s): Heyns & Partners Inc, Panorama Health Care Centre, 1st Floor, 60 Hennie Winterbach Street, Panorama.. Tel: (021)5907200. Fax: -. Ref: MAT589. -.

#### AUCTION

Case No: 129/2019 Docex 2 Tygerberg

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

#### In the matter between: Absa Bank Ltd (Plaintiff) and Patricia Fa-Iqah Anthony, ID5403280689085 (Def)

AUCTION-NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 12 MAY 2025, 11:00, At the address of the premises being 4A June Street, Claremont

Registered Owner: Patricia Fa-Igah Anthony ID 5403280689085Property Auctioned: Remainder Erf 53754 Cape Town in the City of Cape Town Cape Division Province of the Western Cape Measuring 232 Two hundred and Thirty Three) square metres held By Deed of Transfer T31262/2005Situated: 4A lune Crescent, ClaremontComprising (but not guaranteed):Plastered dwelling under a tiled roof with a brick fenced wall consisting of two bedrooms, bathroom, lounge, kitchen, safety gates and a gated drivewayZoning: Residential Date Public Auction: 12 May 2025 at 11:00 Place of Auction: At the address of the premises being 4A June Crescent, ClaremontConditions: The sale is a sale in execution in pursuant to a judgment obtained in the above Honourable Court against the defendant for money owing to the execution creditor, and in accordance with the Consumer Protection Act 68 of 2008, as amended http://www.info.gov.za/view/Download FileAction?id=99961 ) The rules of the auction is available 24 hours before the auction and can be inspected at the office of the Sheriff for Wynberg North at 2 Coates Building, 32 Maynard Street, Wynberg and the auction will be conducted by the Sheriff Mr | G Terblanche. Everyone that intends to bid at the auction must be acquainted therewith before the auction commerce. Registration as a buyer is pre-requisite subject to specific conditions, inter alia:a) In accordance with the Directive of the Consumer Protection Act 68 of 2008;b) FICAlegislation requirements: proof of ID and residential address; c) Payment of a Registration Fee:NONE d) Registration conditions. Advertising costs at current publication tariffs & sale costs according to court rule apply.Important: The sale will be subject to a reserve price of R750 000.00 to the highest registered bidder with the required legal capacity to sign the conditions of sale on the fall of the hammer and always subject to the provisions of the Consumer Protection Act, No 68 of 2008. A cash transfer equal to 10% of the purchase price is to be made immediately on the fall of the hammer and that the balance is to be guaranteed for payment against transfer.

Dated at BELLVILLE, 14 APRIL 2025.

Attorneys for Plaintiff(s): Sandenbergh Nel Haggard, S202 Bonitas Office Park, Carl Cronje Drive Bellville. Tel: 0219199570. Fax: -. Ref: EL/E40517. -.



#### AUCTION

Case No: 9578/2019 Docex: 021 782 0136

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

#### In the matter between: Firstrand Bank Limited, Plaintiff and Garreth Nigel Bruce, 1st Plaintiff and lenifer Anne Bruce. 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 15 MAY 2025, 10H00, 4 Dorp Street, Vredenburg

In execution of a Judgment of the High Court of South Africa(Western Cape Division, Cape Town) in the above mentioned suit, a sale with reserve price in the sum of R204 301.80 will be held as above mentioned of the undermentioned property of the defendants

Erf 9118 St Helena Bay in the Saldanha Bay Municipality, Malmesbury Division, Province Western Cape In extent : 509 square metres held by: Deed of Transfer No. T50643/2008 ("property") Also known as: 432 Geelblombos, Britannia Bay, St Helena Bay, The following information is furnished but not guaranteed: Vacant Land.

condition of sale:

1. 10% (ten per centum) of the purchase price in cash, EFT payment or bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be furnished within 14(fourteen) days from date of the sale.

2. The Purchasers shall, immediately on demand by the sheriff, pay the sheriffs commission as follows: 6%(six percentum) on the first R100 000.00 of the sale price; and thereafter; 3.5% (three comma five percentum) on R100 001.00 to R400 000.00 of the sale price; and thereafter; 1.5% (one comma five percentum) on the balance of the proceeds of the sale; provided that the minimum amount commission payable shall be R3 000.00 and the maximum R40 000.00 plus vat

3. The rules of this auction is available 24 hours before the auction and can be inspected at the office of the Sheriff Vredenburg at the address being; N4 Dorp Street, Vredenburg telephone number 022 713 4409.

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

3.b in accordance with the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/ view/downloadfileAction?id=9961);

3.c FICA- legislation: requirement: proof of ID and residential address

3.d Payment of registration of R15 000.00 in cash

3.d Registration conditions

Dated at FISH HOEK, 25 APRIL 2025.

Attorneys for Plaintiff(s): Lindsay & Waters, 16th Avenue, no 7 Fish Hoek. Tel: 021 782 0136. Fax: 0866152829. Ref: PM Waters Oosthuizen. N/A.

AUCTION

Case No: 13697/2022

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 RASHAAD SMALL (Execution Debtor)

NOTICE OF SALE IN EXECUTION

21 MAY 2025, 10:00, SHERIFF OFFICE, MITCHELLS PLAIN SOUTH, 48 CHURCH WAY, STRANDFONTEIN VILLAGE, MITCHELLS PLAIN

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 R260,000.00 by PUBLIC AUCTION held at THE SHERIFF'S OFFICE MITCHELLS PLAIN SOUTH, 48 CHURCH WAY, STRANDFONTEIN VILLAGE, MITCHELLS PLAIN, to the highest bidder on WEDNESDAY, 21 MAY 2025 at 10:00:

ERF 41176 MITCHELLS PLAIN, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

In Extent: 286 SQUARE METRES Title Deed No. T24966/2014 Street address: 3 KAMMIESBERG CRESCENT, NEW TAFELSIG, MITCHELLS PLAIN Magisterial district: MITCHELL'S PLAIN CONDITIONS OF SALE

(1) The property will be sold in execution subject to reserve price of R260,000.00to 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, Mitchells Plain South, 48 Church Way, Strandfontein Village, Mitchells Plain 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: A SINGLE AND FREESTANDING BRICK AND MORTAR DWELLING, COVERED UNDER AN ASBESTOS ROOF, FLOORS ARE TILED, CONSISTING OF 3 BEDROOMS, KITCHEN, LOUNGE, 1 BATHROOM, 1 SHOWER AND 1 TOILET. BOUNDARY IS FENCED WITH A VIBRACRETE.

(3) The Purchaser shall on completion of the sale pay a deposit of 10% of the purchase price immediately on demand by the sheriff, in cash or by bank guaranteed cheque or per electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the balance of the purchase price against registration of transfer of the property into the name of the purchaser, which payment shall be secured by an approved bank guarantee within 21 (twenty one) days of the date of sale.

(4) The Purchaser shall pay the Sheriff's commission on the day of sale, on the tariff set out in the conditions of sale.

(5) This sale shall take place in accordance with the Consumer Protection Act 68 of 2008, as amended: http://www.info.gov.za/view/Download/FileAction?id=99961

(6) The specific rules of auction will be available for inspection at the office of the Sheriff for a period of not less than twenty four hours prior to the auction and the Sheriff may refuse to register or accept any bid from any person who fails to comply therewith.

(7) Registration as a buyer is pre-requisite subject to specific conditions, inter alia:

7.1 In accordance with the Directive of the Consumer Protection Act 68 of 2008;

7.2 FICA-legislation requirements: proof of ID and residential address;

7.3 Payment of a registration Fee of R15,000.00 in cash (refundable);

7.4 Registration conditions

Dated at TYGERVALLEY, 24 APRIL 2025.

Attorneys for Plaintiff(s): STBB ATTORNEYS, 2ND FLOOR, 5 HIGH STREET, ROSENPARK, BELLVILLE. Tel: 021-9433800. Fax: -. Ref: ZB010720/AW/mp. -.

#### AUCTION

Case No: 16932/2023 021 782 0136

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

In the matter between: Firstrand Bank Limited, Plaintiff and Aakeefa Samodien, Defendant NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

#### 14 MAY 2025, 10H00, 48 Church Way, Strandfontein

In execution of a Judgment of the High Court of South Africa(Western Cape Division, Cape Town) in the above mentioned suit, a sale with reserve price in the sum of R491 665.73 will be held as above mentioned of the undermentioned property of the defendant

Erf 6795 in the City of Cape Town, Cape Divsion, Western Cape Province In extent : 251 square metres held by: Deed of Transfer No. T23686/2006 ("property") Also known as: 91 Harvester Way, Westridge, Mitchells Plain ,The following information is furnished but not guaranteed: A semi detached brick and mortar building under a tiled roof. Consisting of 3 bedrooms, a lounge, a kitchen, bathroom with a toilet and bath. The boundary wall is vibracrete.

condition of sale:

1. 10% (ten per centum) of the purchase price in cash, EFT payment or bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be furnished within 14(fourteen) days from date of the sale.

2. The Purchasers shall, immediately on demand by the sheriff, pay the sheriffs commission as follows: 6%(six percentum) on the first R100 000.00 of the sale price; and thereafter; 3.5% (three comma five percentum) on R100 001.00 to R400 000.00 of the sale price; and thereafter; 1.5% (one comma five percentum) on the balance of the proceeds of the sale; provided that the minimum amount commission payable shall be R3 000.00 and the maximum R40 000.00 plus vat

3. The rules of this auction is available 24 hours before the auction and can be inspected at the office of the Sheriff Mitchells Plain South at the address being; 48 Church Way, Strandfontein, telephone number 021 393 3171.

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

3.b in accordance with the Consumer Protection Act 68 of 2008 (URL http://www.info.gov.za/ view/downloadfileAction?id=9961);

3.c FICA- legislation: requirement: proof of ID and residential address

3.d Registration conditions

3.e Payment registration fee R15 000.00

Dated at FISH HOEK, 25 APRIL 2025.

Attorneys for Plaintiff(s): Lindsay & Waters, Number 16, 7th Avenue, Fish Hoek. Tel: 021 782 0136. Fax: 0866152829. Ref: PM Waters Oosthuizen. N/A.

#### AUCTION

Case No: 16923/2019 Docex 1 Tygerberg

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

In the matter between: FirstRand Bank Limited formerly known as First National Bank of Southern Africa Limited, Plaintiff and Ms. Natalia McAllister - Defendant

#### NOTICE OF SALE IN EXECUTION

#### 21 MAY 2025, 10:00, Mitchells Plain South Sheriff's Office, 48 Church Way, Strandfontein, Mitchells Plain

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on Wednesday, 21 May 2025 at 10:00 At Mitchells Plain South Sheriff's Office, 48 Church Way, Strandfontein, Mitchells Plain by the Sheriff of the High Court, to the highest bidder:

Erf 41009 Mitchells Plain, situate in the City of Cape Town, Cape Division, Province of the Western Cape, in extent: 270 square metres, held by virtue of Deed of Transfer no. T 26053/2008, Street address: 26 Anita Crescent, Morgenster, Beacon Valley, Mitchells Plain

The following additional information is furnished though in this respect nothing is guaranteed in the event of the information not being correct.

Improvements and location : A dwelling comprising: Lounge, Family Room, Dining Room, Kitchen, 3 X Bedrooms, 2 X Bathrooms, Shower, 2 X W/C, 2 X Carports & Storeroom

Reserved price :The property will be sold subject to a reserve price of R420 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 Mitchell's Plain South Sheriff.

#### Dated at BELLVILLE, 20 MARCH 2025.

Attorneys for Plaintiff(s): MINDE SCHAPIRO & SMITH INC, Tyger Valley Office Park II, Bellville. Tel: 021-918 9009. Fax: 0866116156. Ref: H CROUS/SS/FIR73/4612. MINDE SCHAPIRO & SMITH INC.

PAUC

# PUBLIC AUCTIONS, SALES AND TENDERS OPENBARE VEILINGS, VERKOPE EN TENDERS

# GAUTENG

#### Asset Auctions (Pty) Ltd Mclean, TG (Estate Late) (Master's Reference: 006042/2025) Live Webcast Auction online.assetauctions.co.za 2025-05-06, 10:00, Asset Auctions Warehouse, 82 Graniet Road, Valley Settlements

Acting on instructions from the Executor in the matter of Mclean, TG (Estate Late) Case No: 006042/2025, we will sell by way of public auction the following

'11 Hyundai iX35 2.0 Premium

Warehouse Auction Date: Tuesday 6 May 2025 from 10h00 to Thursday 8 May 2025 at 12h00 | Viewing: Asset Auctions Warehouse, 82 Graniet Road, Valley Settlements. From Monday 5 May to Wednesday 7 May 2025 09H00 to 15H00 | online.assetauctions.co.za | Auction Terms: R5 000.00 Refundable deposit on registration by way of EFT | ID Document & proof of residence required for FICA

Graham Renfrew, 82 Graniet Rd, Valley Settlements, 0114524191, 0866966612, www.assetauctions.co.za, dean@assetauctions.co.za, Ref: 3144.

#### Asset Auctions (Pty) Ltd Vukani Infrastructure Planning Services Inc (In Liquidation) (Master's Reference: T260/2025)

Live Webcast Auction online.assetauctions.co.za

#### 2025-05-06, 10:00, Asset Auctions Warehouse, 82 Graniet Road, Valley Settlements

Acting on instructions from the Joint Liquidators in the matter of Vukani Infrastructure Planning Services Inc (In Liquidation) MRN T260/2025 we will sell by way of public auction the following 3 x '15 Ford Figo 1.4 Ambiente

Warehouse Auction Date: Tuesday 6 May 2025 from 10h00 to Thursday 8 May 2025 at 12h00 | Viewing: Asset Auctions Warehouse, 82 Graniet Road, Valley Settlements. From Monday 5 May to Wednesday 7 May 2025 09H00 to 15H00 | online.assetauctions.co.za | Auction Terms: R5 000.00 Refundable deposit on registration by way of EFT | ID Document & proof of residence required for FICA

Graham Renfrew, 82 Graniet Rd, Valley Settlements, 0114524191, 0866966612, www.assetauctions.co.za, dean@assetauctions.co.za, Ref: 3125.

#### Vans Auctioneers In Liquidation: Dazack(Pty) Ltd (Master's Reference: G13/2025)

SHOPPING CENTRE ON MAIN REEF ROAD, BENONI! PRIME CORNER LOCATION IN BENONI! LIQUIDATION

AUCTION

#### 2025-05-06, 12:00, Vans Auctioneers Online Bidding Platform - www.vansauctions.co.za

AUCTION OF: ZAHRA SQUARE, 9 MAIN REEF ROAD, BENONI, GAUTENG.

Total Extent:  $\pm 2 \ 189 \text{m}^2$ :

Zoning: Business & Commercial.

Improvements: Double storey modern building with 9 retail spaces, Corridors & Stairs, Toilet facilities (on each level), 14 undercover parking for tenants (still in construction), 22 open parking bays, Security guard house / Gate. Current + Potential Annual Rental Income: ± R 713,460-00 (Incl. Vat).

Auctioneers Note: Perfect investment opportunity!

R100,000 Registration Fee & 5% Deposit plus commission plus Vat. Bidders to register & supply proof of identity and residence. Right reserved to add, combine or withdraw lots. Regulations to Consumer Protection Act: www.vansauctions.co.za Rules of Auction to be viewed at 36 Gemsbok Street, Koedoespoort Industrial, Pretoria. Tel 086 111 8267 | Auctioneer: Johan van Eyk.

Chanél Tame, 36 Gemsbok Street, Koedoespoort Industrial, Pretoria, 086 111 8267, 086 112 8267, www.vansauctioneers.co.za, chanel@vansauctions.co.za, Ref: Chanél.

#### Asset Auctions (Pty) Ltd Bankable Construction and IT Systems CC (In Liquidation) (Master's Reference: D276/2023)

Live Webcast Auction online.assetauctions.co.za 2025-05-07, 11:00, 2395 Hamlin Manor Street, Hamlin Manor Estate, Douglasdale Ext 160

Acting on instructions from the Joint Liquidators, in the matter of Bankable Construction and IT Systems CC (In Liquidation) MRN D276/2023, we will sell by way of public auction the following:

Vacant residential stand in Hamlin Manor Estate | ERF Size  $\pm$  444M<sup>2</sup> |Please refer to Rule V of the Rules of Conduct for access to the property.

Auction Date: Wednesday, 7 May 2025 at 11h00 | Viewing: By appointment with the Auctioneer | online.assetauctions.co.za | Auction Terms: R10 000.00 Refundable deposit on registration by way of EFT | 10% Of the purchase price on the fall of the hammer | Balance within 30 days | ID Document & proof of residence required for FICA.

Pieter Rushmer, 82 Graniet Rd, Valley Settlements, 011 452-4191, 0866966612, www.assetauctions.co.za, pieter@assetauctions.co.za, Ref: 3117.

Asset Auctions (Pty) Ltd Torbiouse Solutions CC (In Liquidation) (Master's Reference: T216/25) Live Webcast Auction online.assetauctions.co.za 2025-05-06, 10:00, Asset Auctions Warehouse, 82 Graniet Road, Valley Settlements

Acting on instructions from the Joint Liquidators in the matter of Torbiouse Solutions CC (In Liquidation), MRN T216/25, we will sell by way of public auction the following: Metal and wooden cabinets, Wooden book shelves, Bar stools, Assorted monitors, keyboards, telephones , Desks, Cradenza, Office chairs, 6 Seater workstations, Server cabinet + more.

Warehouse Auction Date: Tuesday, 6 May 2025 from 10h00 to Thursday, 8 May 2025 at 12h00 | Viewing: Asset Auctions Warehouse, 82 Graniet Road, Valley Settlements. From Monday, 5 May to Wednesday, 7 May 2025 09H00 to 15H00 | online.assetauctions.co.za | Auction Terms: R5 000.00 Refundable deposit on registration by way of EFT | ID Document & proof of residence required for FICA.

Graham Renfrew, 82 Graniet Rd, Valley Settlements, 011 452-4191, 0866966612, www.assetauctions.co.za, dean@assetauctions.co.za, Ref: 3122.

Asset Auctions (Pty) Ltd Stephens, EG (Estate Late) (Master's Reference: 005071/2025) Live Webcast Auction online.assetauctions.co.za 2025-05-06, 10:00, Asset Auctions Warehouse, 82 Graniet Road, Valley Settlements Acting on instructions from the Executor in the matter of Stephens, EG (Estate Late), Case NO: 005071/2025, we will sell by way of public auction the following: '20 T-Cross 1.0 TSI Comfortline. Warehouse Auction Date: Tuesday 6 May 2025 from 10h00 to Thursday, 8 May 2025 at 12h00 | Viewing: Asset Auctions Warehouse, 82 Graniet Road, Valley Settlements. From Monday 5 May to

Wednesday 7 May 2025 09H00 to 15H00 | online.assetauctions.co.za | Auction Terms: R5 000.00 Refundable deposit on registration by way of EFT | ID Document & proof of residence required for FICA.

Graham Renfrew, 82 Graniet Rd, Valley Settlements, 011 452-4191, 0866966612, www.assetauctions.co.za, dean@assetauctions.co.za, Ref: 3145.

#### Jean-Prieure Martin Nel Auction-All (Pty) Ltd (Master's Reference: G553/23)

Insolvent Online Auction - 3 Bed 3 Bath Spacious Unit in Ponta Do Sol, Germiston! 2025-05-06, 12:00, Sect 28 of plan 250/2005, known as "PONTA DO SOL", Situated at RE of Erf 120, 19 Lente Road, Klopperpark, Gauteng

Online Auction Details:

Starting Bid: R590 000-00

Auction Date: Tuesday, 6 May from 12h00 to 14h00

Viewing: By Appointment

\*All interested clients must register on our website before participating in the auction.

Discover this beautifully designed 3-bedroom, 3-bathroom unit offering 109m<sup>2</sup> of modern living space—perfect for families or professionals seeking a stylish, convenient lifestyle.

Step into a bright, open-plan kitchen and lounge area that seamlessly connects to a dedicated dining space, ideal for entertaining guests or enjoying family meals.

A guest toilet is conveniently located for visitors.

All three bedrooms are generously sized, with the main bedroom featuring a private en-suite bathroom for added comfort.

The unit also includes a single garage and an additional parking bay, offering secure and hasslefree parking.

Outside, enjoy your own private garden—a peaceful retreat and a great play area for kids and pets.

Ideally situated close to essential amenities, including schools, shops, public transport, and healthcare facilities.

This home combines comfort, functionality, and an excellent location:

- 2.63 km from Emperors Palace

- 3.71 km from OR Tambo International Airport

This is a rare opportunity to own a spacious, well-located home with everything you need. Don't miss out!

Jean-Prieure Martin Nel, 15/547 Kameelzynkraal, Welbekend, Pretoria, Gauteng, 083 594 4194, -, www.auction-all.com, jp@auction-all.com, Ref: -.

Asset Auctions (Pty) Ltd N-Fused Energy (Pty) Ltd (In Liquidation) (Master's Reference: G699/2024) Live Webcast Auction online.assetauctions.co.za 2025-05-06, 10:00, Asset Auctions Warehouse, 82 Graniet Road, Valley Settlements Acting on instructions from the Joint Liquidators, in the matter of N-Fused Energy (Pty) Ltd (In Liquidation) MRN G699/2024, we will sell by way of public auction the following

#### '18 Manhand 3 Ton Forklift

Warehouse Auction Date: Tuesday 6 May 2025 from 10h00 to Thursday 8 May 2025 at 12h00 | Viewing: Asset Auctions Warehouse, 82 Graniet Road, Valley Settlements. From Monday 5 May to Wednesday 7 May 2025 09H00 to 15H00 | online.assetauctions.co.za | Auction Terms: R5 000.00 Refundable deposit on registration by way of EFT | ID Document & proof of residence required for FICA

Dean Baldwin, 82 Graniet Rd, Valley Settlements, 0114524191, 0866966612, www.assetauctions.co.za, dean@assetauctions.co.za, Ref: 3078.

#### Asset Auctions (Pty) Ltd Baloyi, VS (Insolvent Estate) (Master's Reference: T64/2022)

Live Webcast Auction online.assetauctions.co.za

#### 2025-05-06, 10:00, Asset Auctions Warehouse, 82 Graniet Road, Valley Settlements

Acting on instructions from the Trustee, in the matter of Baloyi, VS (Insolvent Estate) MRN T64/2022, we will sell by way of public auction the following

#### '20 BWM X5 3.0 D SUV

Warehouse Auction Date: Tuesday 6 May 2025 from 10h00 to Thursday 8 May 2025 at 12h00 | Viewing: Asset Auctions Warehouse, 82 Graniet Road, Valley Settlements. From Monday 5 May to Wednesday 7 May 2025 09H00 to 15H00 | online.assetauctions.co.za | Auction Terms: R5 000.00 Refundable deposit on registration by way of EFT | ID Document & proof of residence required for FICA

Graham Renfrew, 82 Graniet Rd, Valley Settlements, 0114524191, 0866966612, www.assetauctions.co.za, dean@assetauctions.co.za, Ref: 2923.

### KWAZULU-NATAL

Park Village Auctions Minamb Properties cc (Master's Reference: D109/2022) Auction Notice 2025-05-05, 10:00, Timed Online

6th Floor residential unit number 150 (Door 608) SS Windermere Centre, 163 Lilian Ngoyi Rd, Morningside, KZN

comprising an open plan lounge and dining room, kitchen, 2 bedrooms, 2 bathrooms and undercover parking bay

Linda, Unit 10 Ferndale Mews North Corner Oak and Dover Road Ferndale, Randburg Gauteng., 0117894375, 0117894375, www.parkvillage.co.za, lindam@parkvillage.co.za, Ref: 1828.

#### In2Assets Legal Pty Ltd The Pencil Prop Co (Pty) Ltd (In Business Rescue) (Master's Reference: -) Tender Notice 2025-05-14, 11:00, Tenders to be delivered in a sealed envelope to the 9th Floor, Strauss Daly Place, 41 Richefond Circle, Umhlanga Ridge

Sections 2201 & 2301 SS Umhlanga Arch, 1 Ncondo Place, Umhlanga Rocks

- · 2 floors in high rising building
- · Combined GLA: ± 1803 m<sup>2</sup>
- Multiple conference and meeting rooms
- · Restaurant & 2 Bar's
- · Entertainment area with Pool & Gym
- Previously used as Exclusive Private Business Club

Tender Closing Date: 14 May 2025 @ 11h00.

Tenders to be delivered in a sealed envelope to the 9th Floor, Strauss Daly Place, 41 Richefond Circle, Umhlanga Ridge, marked "Section 2201 & 2301 Umhlanga Arch Tender Document".

Rainer Stenzhorn, Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgside Office Park, Umhlanga Ridge. 031 574-7600, 031 574-7601, www.in2assets.com, echetty@in2assets.com, Ref: -.

#### Asset Auctions (Pty) Ltd Bankable Construction and IT Systems CC (In Liquidation) (Master's Reference: D276/2023)

Live Webcast Auction online.assetauctions.co.za

#### 2025-05-06, 11:00, Unit 56 Kyalami Park, 3307 Ballitoville Street, Ballitoville

Acting on instructions from the Joint Liquidators, in the matter of Bankable Construction and IT Systems CC (In Liquidation) MRN D276/2023, we will sell by way of public auction the following

Storage Unit at Kyalami Park in Ballitoville | ERF size ± 15M<sup>2</sup>

Auction Date: Tuesday 6 May 2025 at 11h00 | Viewing: By appointment with the Auctioneer | online.assetauctions.co.za | Auction Terms: R10 000.00 Refundable deposit on registration by way of EFT | 10% Of the purchase price on the fall of the hammer | Balance within 30 days | ID Document & proof of residence required for FICA

Pieter Rushmer, 82 Graniet Rd, Valley Settlements, 0114524191, 0866966612, www.assetauctions.co.za, pieter@assetauctions.co.za, Ref: 3117.

# LIMPOPO

#### Vans Auctioneers Deceased Estate: EF Pretorius (Master's Reference: 22757/2010)

± 870 HECTARES GAME & CATTLE FARM, GAME INCLUDED, VAALWATER AREA, LIMPOPO 2025-05-06, 12:00, Vans Auctioneers Online Bidding Platform - www.vansauctions.co.za

AUCTION OF: PTN 49 (PTN OF PTN 25) OF FARM NEW BELGIUM 608 & RE OF FARM DIGGERSFONTEIN 15, LIMPOPO PROVINCE.

Total Extent:  $\pm$  872,8139 ha.

Improvements: 2.4 m Game fencing (21 wire), Cattle fence camps, Borehole (solar pump), 8 x water points, Feedlot ( $\pm$  40 cattle), Grasslands / bushveld area, 2 x Large gravel dams, 7 x Small dams.

Other improvements: 3 Phase Electricity (Eskom), Main House: 3 bedrooms, 2 bathrooms with guest toilet, lounge, dinning room & kitchen, laundry. House 2: 2 bedrooms, bathroom, lounge, kitchen, storeroom with cold room & rondawel. House 3 - (not completed, water & electricity to be connected): 2 bedrooms, bathroom, lounge, kitchen, carport & storeroom. Game: Kudu, Impala, Rietbok, Nyala, Bushbucks & Rooi Ribbok.

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± 870 HECTARES GAME & CATTLE FARM.

Auctioneer's Note: Good water with lots of dams & streams.

R100,000 registration fee, 5% deposit plus commission plus Vat. Bidders to register & supply proof of identity and residence.

Regulations to Consumer Protection Act: www.vansauctions.co.za Rules of Auction to be viewed at 36 Gemsbok Street, Koedoespoort Industrial, Pretoria. Tel 086 111 8267 | Auctioneer: Anton Shand.

Chanél Tame, 36 Gemsbok Street, Koedoespoort Industrial, Pretoria, 086 111 8267, 086 112 8267, www.vansauctioneers.co.za, chanel@vansauctions.co.za, Ref: Chanél.

## **MPUMALANGA**

#### Asset Auctions (Pty) Ltd DJ Jacobs Transport CC (In Liquidation) (Master's Reference: MD414/2024) Timed Online Auction online.assetauctions.co.za

2025-05-06, 10:00, 9 and 8 Factory Street, Standerton, Mpumalanga

Acting on instructions from the Joint Liquidators, in the matter of DJ Jacobs Transport CC (In Liquidation) MRN MD414/2024, we will sell by way of public auction the following

Trucks and Bakkies in Standerton | 8 X '14 DAF CF85-410, '14 Isuzu KB250 Fleetside, 2 X '10 International Eagle 9800I, '10 Freightliner Argossy, '11 Freightliner Argossy | Condition Varies: Stripped, non-runners, and runners.

Warehouse Auction Date: Tuesday 6 May 2025 from 10h00 to Thursday 8 May 2025 at 12h00 | Viewing: 9 and 8 Factory Street Standerton on Monday 5 May 2025 09H00 to 15H00 | online.assetauctions.co.za | Auction Terms: R10 000.00 Refundable deposit on registration by way of EFT | ID Document & proof of residence required for FICA

Zander Insel, 82 Graniet Rd, Valley Settlements, 0114524191, 0866966612, www.assetauctions.co.za, zander@assetauctions.co.za, Ref: 3087.

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