



Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA
REPUBLIEK VAN SUID AFRIKA

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April

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

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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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GEREGTELIKE EN ANDER OPENBARE VERKOPE**

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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](mailto:gpw@gpw.gov.za)

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

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

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

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

Fake Tenders

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

How tender scams work

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

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

OR

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

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

Protect yourself from being scammed

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

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

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

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

Security Services: Mr Daniel Legoabe, at Tel. (012) 748 6176.
Email: Daniel.Legoabe@gpw.gov.za

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

2024

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

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

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

COMMENCEMENT: 1 APRIL 2018

(LEGAL NOTICES FROM SOURCES OTHER THAN GOVERNMENT DEPARTMENTS)

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

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

Pricing for 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

GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

CLOSING TIMES FOR ACCEPTANCE OF NOTICES

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

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

All notices received after the closing time will be rejected.

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

GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

EXTRAORDINARY GAZETTES

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

NOTICE SUBMISSION PROCESS

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

GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

QUOTATIONS

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

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

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

CANCELLATIONS

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

AMENDMENTS TO NOTICES

23. With effect from 01 October 2015, **GPW** will no longer accept amendments to notices. The cancellation process will need to be followed according to the deadline and a new notice submitted thereafter for the next available publication date

REJECTIONS

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

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

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

GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY

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

LIABILITY OF ADVERTISER

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

CUSTOMER INQUIRIES

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

GPW has a 2-working day turnaround time for processing notices received according to the business rules and deadline submissions. Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

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

GOVERNMENT PRINTING WORKS - BUSINESS RULES

PAYMENT OF COST

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

PROOF OF PUBLICATION

38. Copies of any of the Government Gazette or Provincial Gazette can be downloaded from the **Government Printing Works** website www.gpwonline.co.za free of charge, should a proof of publication be required.
39. Printed copies may be ordered from the Publications department at the ruling price. The **Government Printing Works** will assume no liability for any failure to post or for any delay in despatching of such Government Gazette(s)

GOVERNMENT PRINTING WORKS CONTACT INFORMATION

Physical Address:

Government Printing Works
149 Bosman Street
Pretoria

Postal Address:

Private Bag X85
Pretoria
0001

GPW Banking Details:

Bank: ABSA Bosman Street
Account No.: 405 7114 016
Branch Code: 632-005

For Gazette and Notice submissions: Gazette Submissions:

For queries and quotations, contact: Gazette Contact Centre:

E-mail: submit.egazette@gpw.gov.za

E-mail: info.egazette@gpw.gov.za

Tel: 012-748 6200

Contact person for subscribers: Mrs M. Toka:

E-mail: subscriptions@gpw.gov.za

Tel: 012-748-6066 / 6060 / 6058

Fax: 012-323-9574

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

ESGV

SALES IN EXECUTION • GEREGTELIKE VERKOPE

GAUTENG

AUCTION

**Case No: 3300/2015
DOCEX 178, PRETORIA**

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

IN THE MATTER BETWEEN: ABSA BANK LIMITED, Plaintiff and NARE DINA RAMMUTLA N.O. duly appointed as EXECUTRIX in the ESTATE OF THE LATE TLOU NELSON RAMMUTLA 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

15 MAY 2024, 09:00, THE SHERIFF'S OFFICE, PALM RIDGE: 39a LOUIS TRICHARDT STREET, ALBERTON NORTH

In pursuance of judgments granted by this Honourable Court on 17 MARCH 2015 and 3 JULY 2017, a Warrant of Execution issued on 24 OCTOBER 2017, an Order in terms of Rule 46A(9)(a) granted on 4 FEBRUARY 2019, and an Order in terms of Rule 46A(9)(c) granted on 23 NOVEMBER 2023, the undermentioned immovable property will be sold in execution without reserve 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.

ALL RIGHT, TITLE AND INTEREST IN THE LEASEHOLD IN RESPECT OF:

ERF 704 A P KHUMALO TOWNSHIP

REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 276 (TWO HUNDRED AND SEVENTY SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NO. TL23352/2009

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 704 SIBYA STREET, A P KHUMALO, KATLEHONG, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, SEPARATE TOILET

TAKE FURTHER NOTICE THAT:

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

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

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

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

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

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

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

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

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

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

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

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

Dated at PRETORIA, 20 FEBRUARY 2024.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax: 086 206 8695. Ref: U19281/DBS/N FOORD/CEM. -.

AUCTION

**Case No: 29144/2023
DOCEX 178, PRETORIA**

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

**IN THE MATTER BETWEEN: NEDBANK LIMITED, Plaintiff and DIEKETSENG JANETE MAEKANE,
Defendant**

NOTICE OF SALE IN EXECUTION

17 MAY 2024, 14:00, THE SHERIFF'S OFFICE, BRAKPAN: 127B KITZINGER AVENUE, BRAKPAN

In pursuance of a judgment granted by this Honourable Court on 30 NOVEMBER 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 R220 000.00, by the Sheriff of the High Court BRAKPAN, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, BRAKPAN: 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 31914 TSAKANE EXTENSION 15 TOWNSHIP
REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG
MEASURING 253 (TWO HUNDRED AND FIFTY THREE) SQUARE METRES
HELD BY DEED OF TRANSFER TL27614/2008
(also known as: 31914 INGWE STREET, TSAKANE EXTENSION 15, BRAKPAN, GAUTENG)
MAGISTERIAL DISTRICT: EKURHULENI SOUTH EAST
ZONING: RESIDENTIAL
IMPROVEMENTS: (Not Guaranteed)
MAIN BUILDING: 2 BEDROOMS, BATHROOM, KITCHEN, LOUNGE

Dated at PRETORIA, 28 FEBRUARY 2024.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax: 086 206 8695. Ref: L4419/DBS/N FOORD/CEM. -.

AUCTION

**Case No: 32896/2017
DOCEX 178, PRETORIA**

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

**IN THE MATTER BETWEEN: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and
ALEXIA NOKUTHULA MABANDLA, Defendant**

NOTICE OF SALE IN EXECUTION

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

In pursuance of a judgment granted by this Honourable Court on 31 MARCH 2022, a Warrant of Execution issued on 12 APRIL 2022, and an Order in terms of Rule 46A(9)(c) granted on 5 FEBRUARY 2024, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R400 000.00, by the Sheriff of the High Court JOHANNESBURG SOUTH, to the highest bidder.

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

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

ERF 1086 KENILWORTH TOWNSHIP

REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 463 (FOUR HUNDRED AND SIXTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T36050/2007

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 44 LEO STREET, KENILWORTH, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, BATHROOM, TOILET & OUTBUILDING: 6 ATTACHED ROOMS, TOILET

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff for Johannesburg South, Shop No. 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Johannesburg.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
 - a) Directive of the Consumer Protection Act 68 of 2008.
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
 - b) FICA - legislation i.r.o. proof of identity and address particulars.
 - c) Payment of a Registration Fee of R50 000.00 by EFT that must reflect in the Sheriff's account prior to the sale.
 - d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

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

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

Dated at PRETORIA, 07 MARCH 2024.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax: 086 206 8695. Ref: G4957/DBS/N FOORD/CEM. -.

AUCTION

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

IN THE MATTER BETWEEN: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and DESREEN WALKER N.O. duly appointed as EXECUTRIX in the ESTATE OF THE LATE LANCE KURT WALKER in terms of Section 13 and 14 of the Administration of Estates Act, No. 66 of 1965 (as amended), 1st Defendant and DESREEN WALKER, I.D.: 811213 0083 08 7, 2nd Defendant

NOTICE OF SALE IN EXECUTION

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

**Case No: 58342/2021
DOCEX 178, PRETORIA**

In pursuance of a judgment granted by this Honourable Court on 8 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 R528 787.59, by the Sheriff of the High Court JOHANNESBURG SOUTH, to the highest bidder.

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

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

ERF 35 TURFFONTEIN TOWNSHIP

REGISTRATION DIVISION I.R.

THE PROVINCE OF GAUTENG

MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T57909/2001

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 48 EASTWOOD STREET, TURFFONTEIN, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: ENTRANCE HALL, LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM & OUTBUILDING: GARAGE, 2 BEDROOMS, TOILET

TAKE FURTHER NOTICE THAT:

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

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

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

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

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

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

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

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

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

Dated at PRETORIA, 11 MARCH 2024.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax: 086 206 8695. Ref: G12746/DBS/N FOORD/CEM. -.

**Case No: 16421/20
Docex 111, Johannesburg**

IN THE MAGISTRATE'S COURT FOR

(The Magisterial District of Johannesburg North held at Randburg)

In the matter between: Villa Dante and Donato Home Owners Association NPC, Plaintiff and Gonye, Fabiola (ID. 780530), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

07 MAY 2024, 11:00, Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand.

In execution of a judgment of the above Honourable Court and Writ of Execution, the following property will be sold in execution on the 7th day of May 2024 at 11:00 by the Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, to the highest bidder.

A unit consisting of:

1. (a) Erf 1375 in respect of land and building or buildings situated at Witkoppen Ext 112, City of Johannesburg, Metropolitan Municipality, of which the floor, according to the said Sectional Plan, is 351 (three hundred and fifty one) square metres in extent, held under deed of transfer number T. 80238/2018.

Zoned: Residential, situated at Unit 28 Villa Donato, Campbell Road, Witkoppen Ext 112.

The following information as supplied, pertaining to alterations is not warranted as correct: Three bedrooms, two bathrooms, open plan diningroom/lounge, kitchen, double garage, garden and swimming pool.

Terms and conditions:

Terms:

10% (ten percent) of the purchase price in cash on the day of the sale and the balance against registration to be secured within 14 (fourteen) days from date of sale by means of a bank or building society guarantee.

Conditions:

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

a) 6% (six percent) on the first R100 000.00, 3,5% on R 100 001.00 to R 400 000.00 and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R 40 000.00 in total and a minimum of R 3 000.00, which commission shall be paid by the purchaser.

b) The full Conditions of Sale, may be inspected at the offices of the Sheriff of the Magistrate's Court, Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand.

Dated at Randburg, 21 FEBRUARY 2024.

Attorneys for Plaintiff(s): Sutherland Kruger Inc, c/o Bouwer & Olivier Inc, Unit A, 388 Surrey Avenue, Ferndale, Randburg. Tel: 0861 000 795. Fax: 086 684 8141. Ref: Z19048/C Sutherland/sm. -.

AUCTION

**Case No: 62378/2020
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
GIDEON ROTHMANN, Defendant**

NOTICE OF SALE IN EXECUTION

16 MAY 2024, 09:00, THE ACTING SHERIFF'S OFFICE, BENONI: 2A MOWBREY AVENUE, BENONI

In pursuance of a judgment granted by this Honourable Court on 23 AUGUST 2021, a Warrant of Execution issued on 13 SEPTEMBER 2021, and an Order in terms of Rule 46A(9)(c) granted on 13 APRIL 2023, the undermentioned immovable property will be sold in execution without reserve by the Acting Sheriff of the High Court BENONI, to the highest bidder.

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

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

ERF 3414 RYNFIELD EXTENSION 65 TOWNSHIP

REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

IN EXTENT: 500 (FIVE HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER T18961/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 25 LESSING CLOSE, 205A LESSING STREET, RYNFIELD, BENONI, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI SOUTH EAST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, LAUNDRY, 3 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET, BALCONY, COVERED PATIO & OUTBUILDING: 2 GARAGES & OTHER FACILITIES: SHADE-NET CARPORT, AUTOMATIC GARAGE DOOR, ALARM SYSTEM

Dated at PRETORIA, 20 MARCH 2024.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax: 086 206 8695. Ref: S13733/DBS/N FOORD/CEM. -.

AUCTION**Case No: 16024/2022
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
JOHANN FOURIE CINDY VAN HEERDEN, Defendant**

NOTICE OF SALE IN EXECUTION

**14 MAY 2024, 10:00, THE SHERIFF'S OFFICE, PRETORIA SOUTH EAST: 1281 STANZA BOPAPE
STREET (FORMERLY KNOWN AS CHURCH STREET), HATFIELD, PRETORIA**

In pursuance of a judgment granted by this Honourable Court on 7 SEPTEMBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R1 219 702.98, by the Sheriff of the High Court PRETORIA SOUTH EAST, to the highest bidder.

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

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

ERF 1087 MORELETAPARK EXTENSION 10 TOWNSHIP

REGISTRATION DIVISION J.R., GAUTENG PROVINCE

IN EXTENT: 1 282 (ONE THOUSAND TWO HUNDRED AND EIGHTY TWO) SQUARE METRES

HELD BY DEED OF TRANSFER T107296/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 749 LOBELIA STREET, MORELETAPARK EXTENSION 10, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

3 BEDROOMS, 2 BATHROOMS, LOUNGE, DINING ROOM, KITCHEN, DOUBLE GARAGE, CARPORT, SWIMMING POOL

Dated at PRETORIA, 18 MARCH 2024.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax: 086 206 8695. Ref: S13598/DBS/N FOORD/CEM. -.

AUCTION**Case No: 58342/2021
DOCEX 178, PRETORIA**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, PRETORIA)**IN THE MATTER BETWEEN: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and
DESREEN WALKER N.O. duly appointed as EXECUTRIX in the ESTATE OF THE LATE LANCE
KURT WALKER in terms of Section 13 and 14 of the Administration of Estates Act, No. 66 of
1965 (as amended), 1st Defendant and DESREEN WALKER, I.D.: 811213 0083 08 7, 2nd
Defendant**

NOTICE OF SALE IN EXECUTION

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

In pursuance of a judgment granted by this Honourable Court on 8 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 R528 787.59, by the Sheriff of the High Court JOHANNESBURG SOUTH, to the highest bidder.

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

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

ERF 35 TURFFONTEIN TOWNSHIP
 REGISTRATION DIVISION I.R.
 THE PROVINCE OF GAUTENG
 MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES
 HELD BY DEED OF TRANSFER NO. T57909/2001
 SUBJECT TO THE CONDITIONS THEREIN CONTAINED
 (also known as: 46 EASTWOOD STREET, TURFFONTEIN, JOHANNESBURG, GAUTENG)
 MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL
 ZONING: RESIDENTIAL
 IMPROVEMENTS: (Not Guaranteed)
 MAIN BUILDING: ENTRANCE HALL, LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM & OUTBUILDING:
 GARAGE, 2 BEDROOMS, TOILET

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff for Johannesburg South, Shop No. 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Johannesburg.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
 - a) Directive of the Consumer Protection Act 68 of 2008.
 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
 - b) FICA - legislation i.r.o. proof of identity and address particulars.
 - c) Payment of a Registration Fee of R50 000.00 by EFT that must reflect in the Sheriff's account prior to the sale.
 - d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

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

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

Dated at PRETORIA, 03 APRIL 2024.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax: 086 206 8695. Ref: G12746/DBS/N FOORD/CEM. -.

AUCTION

Case No: 2022-018205

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

**In the matter between: PLUMBLINK SA (PTY) LTD, Plaintiff and NONTHOBEKO FAITH
 NTSHANGASE, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**15 MAY 2024, 09:00, SHERIFF'S OFFICE OF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE,
 ALBERTON NORTH**

Pursuant to a Judgment of the abovementioned High Court dated 30 November 2022, the herein under mentioned property will be sold in execution on **15 MAY 2024 at 09:00** at the **SHERIFF'S OFFICE OF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH** subject to a bondholder determined reserve price of **R 1 550 662-41**.

CERTAIN: ERF 3487 BRACKENDOWNS EXT 3 TOWNSHIP

DEEDS OFFICE: JOHANNESBURG

REGISTRATION DIVISION: IR

LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

SITUATED: 27 IFAFA STREET, BRACKENDOWNS, ALBERTON (-26.341367 / 28.095902)

ZONED: RESIDENTIAL

MEASURING: 1 000 (ONE ZERO ZERO ZERO) SQUARE METERS

HELD BY: 2ND JUDGMENT DEBTOR AND PHILANI COLLEN NTSHANGASE, ID NO: 8306065581087, to whom the 2ND JUDGMENT debtor is married to in community of property, UNDER DEED OF TRANSFER NO. T47609/2017

DESCRIPTION: (IMPROVEMENTS ON PROPERTY, ALTHOUGH NOTHING IS GUARANTEED):

RESIDENTIAL PROPERTY: MAIN BUILDING: SINGLE STOREY, BRICK WALLS, TILE ROOF, 1 x LOUNGE, 1 x DINING ROOM, 1 x STUDY, 4 x BEDROOMS, 2 x KITCHEN, 3 x BATHROOMS, 3 x SHOWER, 3 x TOILET.

OUT BUILDING: SINGLE STOREY, ATTACHED, LOUNGE, DINING ROOM, BEDROOM, KITCHEN, BATHROOM, SHOWER, TOILET.

The conditions of sale are available for inspection during office hours at the office of the **SHERIFF PALM RIDGE at 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH.**

TAKE NOTICE THAT:

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 2nd Judgment Debtor for monies owing to the Execution Creditor.

The Rules of this auction is available 24 hours before the sale at **SHERIFF'S OFFICE OF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH.**

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 and address particulars;

3. Payment of registration monies in the amount of R 25 000-00 (refundable);

4. Registration conditions.

The office of the **SHERIFF OF THE HIGH COURT, PALM RIDGE** will conduct the sale with auctioneer being the **SHERIFF, MR IAN BURTON, or SHERIFF'S DEPUTY.**

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

TAKE NOTICE FURTHER THAT:

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

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

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

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

NIXON AND COLLINS ATTORNEYS

421 Albert Street

Waterkloof

Pretoria

Tel: (012) 880 2313

Fax: (012) 880 2314

E-mail: mobile3@nixcol.co.za

Ref: COLLINS/BH/G17333

Dated at PRETORIA, 25 MARCH 2024.

Attorneys for Plaintiff(s): NIXON & COLLINS ATTORNEYS, 421 ALBERT STREET, WATERKLOOF, PRETORIA. Tel: (012) 880 2313. Fax: (012) 880 2314. Ref: COLLINS/BH/G17333. -.

**Case No: 8640/21
Docex 111, Johannesburg**

IN THE MAGISTRATE'S COURT FOR

(The Magisterial District of Johannesburg North held at Randburg)

In the matter between: Saranton Residence Association NPC, Plaintiff and Madonsela, Zodwa Eugene (ID. 740403 0444 084), First Defendant and Madonsela, Mduduzi Ian (ID. 690403 5524 088), Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

07 MAY 2024, 11:00, Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand.

In execution of a judgment of the above Honourable Court and Writ of Execution, the following property will be sold in execution on the 7th day of May 2024 at 11:00 by the Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, to the highest bidder.

A unit consisting of:

1. (a) Erf 672 in respect of land and building or buildings situated at Maroeladal Ext 10, City of Johannesburg, Metropolitan Municipality, of which the floor, according to the said Sectional Plan, is

1421 (one thousand four hundred and twenty one) square metres in extent, held under deed of transfer number T.2955/2016.

Zoned: Residential, situated at 672 Saranton Estate, Cedar Avenue, Maroeladal Ext 10.

The following information as supplied, pertaining to alterations is not warranted as correct: Four bedrooms, four bathrooms, diningroom, family room, kitchen, study, scullery, laundry, bar, snooker room, servant quarters, two storerooms, four garages, garden and swimming pool.

Terms and conditions:

Terms:

1. 10% (ten percent) of the purchase price in cash on the day of the sale and the balance against registration to be secured within 14 (fourteen) days from date of sale by means of a bank or building society guarantee.

2. Subject to a reserve price of R 7 091 267.31

Conditions:

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

a) 6% (six percent) on the first R100 000.00, 3,5% on R 100 001.00 to R 400 000.00 and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R 40 000.00 in total and a minimum of R 3 000.00, which commission shall be paid by the purchaser.

b) The full Conditions of Sale, may be inspected at the offices of the Sheriff of the Magistrate's Court, Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand.

Dated at Randburg, 12 MARCH 2024.

Attorneys for Plaintiff(s): Sutherland Kruger Inc, c/o Bouwer & Olivier Inc, Unit A, 388 Surrey Avenue, Ferndale, Randburg. Tel: 0861 000 795. Fax: 086 684 8141. Ref: Z19442/C Sutherland/sm. -.

AUCTION

Case No: 30/ 2021

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

In the matter between: SHACKLETON CREDIT MANAGEMENT (PTY) LTD - Plaintiff/ Execution Creditor and SIVIWE L'KAYA GQEKE (ID: 811203 5375 083) - First Respondent/ Execution Debtor, BOITUMELO GQEKE (ID: 840427 0791 086) - Second Respondent/ Execution Debtor and THE STANDARD BANK OF SA LTD (REG: 1962/000738/06) - Third Respondent/ Execution Debtor

NOTICE OF SALE IN EXECUTION

17 MAY 2024, 12:00, the offices of the Sheriff of the High Court of South Africa Port Elizabeth North, Danellyn Building 12 Theale Street, North End, Port Elizabeth

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

CASE NO: 30/ 2021

In the matter between: -
SHACKLETON CREDIT MANAGEMENT (PTY) LIMITED

Applicant

and

SIVIWE L'KAYA GQEKE

First Respondent

(IDENTITY NUMBER: 8112035375083)

BOITUMELO GQEKE

Respondent

(IDENTITY NUMBER: 8404270791086)

Second

THE STANDARD BANK OF SA LIMITED

Respondent

(REGISTRATION NUMBER: 1962/000738/06)

NOTICE OF SALE IN EXECUTION

Third

In pursuance of Judgments 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 R 900 000.00** to

the highest bidder on 17 May 2024 at 12:00 at the Office of the Sheriff of the High Court of South Africa Port Elizabeth North, Danellyn Building 12 Theale Street, North End, Port Elizabeth.

ERF 836 PARSONS VLEI TOWNSHIP SITUATED IN NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, KING WILLIAM'S TOWN DEEDS OFFICE, MEASURING 785 (SEVEN HUNDRED AND EIGHTY FIVE) SQUARE METRES IN EXTENT,

Held under **DEED OF TRANSFER T5017/2018**

Situated at **23 GLENCONNER AVENUE, BRIDGEMEADE, QOBERHA**

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 - Lynn & Main Attorneys at First Floor, Block E, Upper Grayston Office Park, 150 Linden Street, Strathavon 2196, E-mail: claudiad@lmb.co.za

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 R 100 000.00, 3.5% on R100 000.00 to R400 000.00; 1.5% on the balance of the proceeds of the sale up to a maximum of R 40 000.00, subject to a minimum of R3 000.00 plus VAT on the 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: burglar bars, fence, bathroom, kitchen, lounge area, bedrooms

DATED at JOHANNESBURG on the 22nd of MARCH 2024.

LYNN & MAIN ATTORNEYS

Plaintiff's Attorneys

First Floor, Block E, Upper Grayston Office Park

150 Linden Street, Strathavon 2196

E-mail: claudiad@lmb.co.za

Ref: W34625/ Vaviplex/ C De Combes

C/o DE JAGER LORDAN ATTORNEYS

2 Allen Street, Grahamstown, 6139

Tel: 046 622 2799

E-mail: chantal@djjaw.co.za

Dated at SANDTON, 03 APRIL 2024.

Attorneys for Plaintiff(s): LYNN & MAIN INCORPORATED, First Floor, Block E, Upper Grayston Office Park 150 Linden Road, Strathavon, 2196. Tel: (011) 784 4852. Fax: -. Ref: W34625/ Vaviplex/ C De Combes. -.

AUCTION

**Case No: 33511/2019
DOCEX 178, PRETORIA**

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

**IN THE MATTER BETWEEN: ABSA BANK LIMITED, Plaintiff and THEMBALEZWE STHEMBISO
MNTAMBO, Defendant**

NOTICE OF SALE IN EXECUTION

**15 MAY 2024, 14:00, THE ACTING SHERIFF'S OFFICE, JOHANNESBURG EAST: 61 VAN RIEBEECK
STREET, ALBERTON**

In pursuance of a judgment granted by this Honourable Court on 14 MAY 2020, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R150 000.00, by the Acting Sheriff of the High Court JOHANNESBURG EAST, to the highest bidder.

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

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

A UNIT CONSISTING OF -

(A) SECTION NO. 13 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS41/1983 IN THE SCHEME KNOWN AS CARIDADE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT YEOVILLE TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 109 (ONE HUNDRED AND NINE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST33232/2009

(also known as: SECTION NO. 13 (DOOR NO. 36) CARIDADE, 7 FORTESQUE ROAD, YEOVILLE, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

LOUNGE, KITCHEN, BATHROOM, 2 BEDROOMS, GARAGE

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Acting Sheriff for Johannesburg East, 61 Van Riebeeck Street, Alberton.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
 - a) Directive of the Consumer Protection Act 68 of 2008.
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
 - b) FICA - legislation i.r.o. proof of identity and address particulars.
 - c) Payment of a Registration Fee of R50 000.00 by EFT that must reflect in the Acting Sheriff's account prior to the sale.
 - d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

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

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

Dated at PRETORIA, 11 MARCH 2024.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax: 086 206 8695. Ref: U22154/DBS/N FOORD/CEM. -.

AUCTION

Case No: 60696/2020

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

**In the matter between: SAWINDU 08 (RF) (PTY) LTD, Plaintiff and LUCIA MOKWENA,
Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 10:00, SHERIFF OF THE HIGH COURT CULLINAN, NO. 1 FIRST STRET, 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 60696/2020 dated the 15th August 2022 and writ of Attachment issued thereafter, the immovable property listed hereunder will be sold to the highest bidder with a reserve price of R390 000.00 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, CULLINAN, NO. 1 FIRST STREET, CULLINAN on 25 JANUARY 2024 at 10H00.

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

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

PROPERTY: PORTION 83 OF ERF 6767, MAHUBE VALLEY EXTENTION 1 TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG,

MEASURING 200 (TWO HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T97338/2014, SUBJECT TO THE CONDITIONS CONTAINED THEREIN.

ALSO KNOWN AS: PORTION 83 OF ERF 6767 MAHUBE VALLEY EXT 1 MAMELODI

IMPROVEMENTS: 2 BEDROOMS, BATHROOM, LOUNGE, KITCHEN, 1 EXTENDED OUTSIDE ROOM, SECURED WITH A GATE

(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 FISRT STREET, CULLINAN 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/DownloadFileAction?id=99961>)

(b) Fica-legislation: Requirement proof of ID and residential address

(c) Payment of a Registration fee of R10 000,00 (refundable) in cash / via EFT Payment required

(d) Registration condition

(e) The Sheriff or his deputy will conduct the auction.

HARRINGTON JOHNSON WANDS ATTORNEYS

Attorneys for Plaintiff

Building 1, 2nd Floor

Design Quarter

Fourways, Sandton

010 448 0609

REF: M00877

c/o Raath Attorneys

Unit F1 Estcourt Avenue

Weirda Park

Dated at JOHANNESBURG, 04 APRIL 2024.

Attorneys for Plaintiff(s): HARRINGTON JOHNSON WANDS ATTORNEYS, DESIGN QUARTER, BUILDING 1, 2ND FLOOR, CNR WILLIAM NICOL & LESLIE AVENUE, FOURWAYS. Tel: 010 448 0609. Fax: -. Ref: M00877. -.

AUCTION

Case No: 60696/2020

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

In the matter between: SAWINDU 08 (RF) (PTY) LTD, Plaintiff and LUCIA MOKWENA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 10:00, SHERIFF OF THE HIGH COURT CULLINAN, NO. 1 FIRST STRET, 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 60696/2020 dated the 15th August 2022 and writ of Attachment issued thereafter, the immovable property listed hereunder will be sold to the highest bidder with a reserve price of R390 000.00 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, CULLINAN, NO. 1 FIRST STREET, CULLINAN on 25 JANUARY 2024 at 10H00.

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

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

PROPERTY: PORTION 83 OF ERF 6767, MAHUBE VALLEY EXTENTION 1

TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG,
MEASURING 200 (TWO HUNDRED) SQUARE METRES
HELD BY DEED OF TRANSFER NUMBER T97338/2014, SUBJECT TO THE
CONDITIONS CONTAINED THEREIN.

ALSO KNOWN AS: PORTION 83 OF ERF 6767 MAHUBE VALLEY EXT 1 MAMELODI

IMPROVEMENTS: 2 BEDROOMS, BATHROOM, LOUNGE, KITCHEN, 1 EXTENDED OUTSIDE ROOM,
SECURED WITH A GATE

(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 FISRT STREET, CULLINAN 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/DownloadFileAction?id=99961>)

(b) Fica-legislation: Requirement proof of ID and residential address

(c) Payment of a Registration fee of R10 000,00 (refundable) in cash / via EFT Payment required

(d) Registration condition

(e) The Sheriff or his deputy will conduct the auction.

HARRINGTON JOHNSON WANDS ATTORNEYS

Attorneys for Plaintiff

Building 1, 2nd Floor

Design Quarter

Fourways, Sandton

010 448 0609

REF: M00877

c/o Raath Attorneys

Unit F1 Estcourt Avenue

Weirda Park

Dated at JOHANNESBURG, 04 APRIL 2024.

Attorneys for Plaintiff(s): HARRINGTON JOHNSON WANDS ATTORNEYS, DESIGN QUARTER, BUILDING 1, 2ND FLOOR, CNR WILLIAM NICOL & LESLIE AVENUE, FOURWAYS. Tel: 010 448 0609. Fax: -. Ref: M00877. -.

AUCTION

Case No: 2022-038459

Docex: 351

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

In the matter between: SB Guarantee Company (Rf) Proprietary Limited (Registration Number: 2006/021576/07), Plaintiff and JOHN SWART (IDENTITY NUMBER: 6702065957180), 1st Defendant & RENEE MANDY SWART (IDENTITY NUMBER: 7601263082082), 2nd Defendant

NOTICE OF SALE IN EXECUTION

16 MAY 2024, 10:00, Sheriff of the High Court Kempton Park and Tembisa at 5 Anemoon Street, Glen Marais Ext 1

In pursuance of a judgment and warrant granted on 21 September 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 16 May 2024 at 10:00 by the Sheriff of the High Court Kempton Park and Tembisa at 5 Anemoon Street, Glen Marais Ext 1 to the highest bidder subject to a reserve price of R1 066 496.00:- CERTAIN: ERF 746 CROYDON EXTENSION 1 TOWNSHIP SITUATED: 6 Citrine Avenue, Croydon Extension 1 MAGISTERIAL DISTRICT: Ekurhuleni North REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG MEASURING: 1 132 (ONE THOUSAND ONE HUNDRED AND THIRTY 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: 3 x Bedrooms; 2 x Bathrooms; 1 x Dining Room; 1 x Lounge; and 1 x Kitchen. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANTS, JOHN SWART (IDENTITY NUMBER: 6702065957180) and RENEE MANDY SWART (IDENTITY NUMBER 7601263082082), under their names under Deed of Transfer No. T88039/2018. The full conditions may be inspected at the offices of the Sheriff of the High Court Kempton Park and Tembisa at 5 Anemoon Street, Glen Marais Ext 1. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za, REF. SR/WE/IC000759

Dated at Pretoria, 16 APRIL 2024.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001,. Tel: (012) 817- 4843. Fax: 086 697 7980. Ref: S Rossouw/WE/IC000759. -.

AUCTION

Case No: 061037/2023

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

In the matter between: INVESTEC BANK LIMITED Execution Creditor/ Applicant, and THABO EMMANUEL TLEANE First Execution Debtor/ Respondent NONKULULEKO THANDIWE TLEANE Second Execution Debtor/ Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 10:00, ACTING SHERIFF FOR SHERIFF JOHANNESBURG NORTH AT 117 BEYERS NAUDE DRIVE, NORTHCLIFF, JOHANNESBURG, SOUTH AFRICA, 2142

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 15 August 2023 in terms of which the following immovable property will be sold in execution, subject to a reserve price of R1,800,000.00 (one million, eight hundred thousand Rand) on 9 May 2024 at 10h00 by the Acting Sheriff for Sheriff Johannesburg North at 117 Beyers Naudé Drive, Northcliff, Johannesburg, South Africa, 2142:

Certain: Immovable Property:

PORTION 3 OF ERF 1815 PARKHURST TOWNSHIP, THE PROVINCE OF GAUTENG, REGISTRATION DIVISION IR, MEASURING 621 SQUARE METRES

As held: By the Execution Creditor under Deed of Transfer T32945/2016

Physical address: **1 KING STREET, PARKHURST**

Improvements: Which is certain and is zoned as a residential property inclusive of the following: a main building which includes: a single storey free standing, brick house with a corrugated iron roof, parquet floors, a lounge, dining room, laundry, 3 bedrooms, 3 bathrooms, 3 showers, 3 toilets and a loft. An out-building which includes: a single storey semi-attached, brick, structure, with a corrugated iron roof, tiled floors, a kitchen, 1 bedroom and 1 bathroom. Improvements Are Not Guaranteed.

The Purchaser shall in addition to the Sheriff Johannesburg North's commission, which is 6% (six percent) on the proceeds of the sale up to a price of R100 000.00 (one hundred thousand Rand) of the proceeds of the sale and then 3.5% (three point five percent) on R100 001.00 (one hundred thousand and one Rand) to R400 000.00 (four hundred thousand Rand) of the proceeds of the sale, and thereafter 1.5% (one point five percent) on the balance of the proceeds of the sale up to a maximum commission of R40 000.00 (forty thousand Rand) in total and a minimum of R3 000.00 (three thousand Rand) plus value added tax ("VAT") thereon, pay a deposit of 10% (ten percent) of the purchase price in cash or bank guaranteed cheque or electronic transfer into the Sheriff Johannesburg North's trust account immediately upon closing of the bid and the balance against transfer which 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 Johannesburg North within 21 days after the date of sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction are available 24 hours before the auction at the office of the Acting Sheriff for Sheriff Johannesburg North at 117 Beyers Naudé Drive, Northcliff, Johannesburg, South Africa, 2142.

The Acting Sheriff for Sheriff Johannesburg North will conduct the sale.

Registration as a buyer is a pre-requisite subject to conditions, including *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 in cash/bank cheque; and
- 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 for Sheriff Johannesburg North, during office hours Monday to Friday.

Dated at SANDTON on this ___ **MARCH 2024**.

EDWARD NATHAN SONNENBERGS INC

Execution Creditor's Attorneys

Tower 1 | The Marc

129 Rivonia Road

Sandton

Sandown

Johannesburg

Ref. C Kekana / K Seahloli

Dated at Sandton, 11 APRIL 2024.

Attorneys for Plaintiff(s): EDWARD NATHAN SONNENBERGS INC, The Marc | Tower 1,129 Rivonia Road, Sandton, Johannesburg. Tel: 011 269 7600. Fax: 010 596 6176. Ref: C Kekana / S Seahloli. -.

AUCTION

Case No: 2022-048610

Docex: 351

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

In the matter between: SB Guarantee Company (Rf) Proprietary Limited (Registration Number: 2006/021576/07), Plaintiff and QUEEN NOLUSINDISO NGEWU (IDENTITY NUMBER: 801128 0740 08 4), 1st Defendant & JANDISWA PRINCESS NGEWU (IDENTITY NUMBER: 820707 1030 08 7), 2nd Defendant

NOTICE OF SALE IN EXECUTION

16 MAY 2024, 10:00, Sheriff of the High Court Vereeniging situated at 91 General Hertzog Road, Vereeniging

In pursuance of a judgment and warrant granted on 14 July 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 16 May 2024 at 10:00 by the Sheriff of the High Court Vereeniging situated at 91 General Hertzog Road, Vereeniging to the highest bidder subject to a reserve price of R258 025.00:- CERTAIN: PORTION 74 OF ERF 4203 STRETFORD EXTENSION 1 TOWNSHIP SITUATED: Stand 4203 Stretford Extension 1, Palm Springs MAGISTERIAL DISTRICT: Emfuleni REGISTRATION DIVISION: I.Q., PROVINCE OF GAUTENG MEASURING: 180 (ONE HUNDRED AND EIGHTY) 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: Tiled Roof; 1 x Kitchen; 1 x Lounge; 2 x Bedrooms; and 1 x Bathroom & Toilet. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANTS, QUEEN NOLUSINDISO NGEWU (IDENTITY NUMBER: 8011280740084) and ANDISWA PRINCESS NGEWU (IDENTITY NUMBER 8207071030087), under their names under Deed of Transfer No. T46613/2016. The full conditions may be inspected at the offices of the Sheriff of the High Court Vereeniging situated at 91 General Hertzog Road, Vereeniging. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park , 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za

Dated at Pretoria, 16 APRIL 2024.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001,. Tel: (012) 817- 4843. Fax: 086 697 7980. Ref: S Rossouw/WE/IC000035. -.

AUCTION**Case No: 2022-014586****Docex: 351**

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

In the matter between: SB Guarantee Company (Rf) Proprietary Limited (Registration Number: 2006/021576/07), Plaintiff and FRANCISCO DAVID TJAMEYA (IDENTITY NUMBER: 850414 5305 08 5), Defendant

NOTICE OF SALE IN EXECUTION

16 MAY 2024, 10:00, Sheriff of the High Court Kempton Park and Tembisa at 5 Anemoon Street, Glen Marais Ext 1

In pursuance of a judgment and warrant granted on 16 February 2023 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 16 May 2024 at 10:00 by the Sheriff of the High Court Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Ext 1 to the highest bidder subject to a reserve price of R1 120 000.00:- CERTAIN: REMAINING EXTENT OF ERF 2047 GLEN MARAIS EXTENSION 24 TOWNSHIP SITUATED: 57 Vlei Street, Glenmarais Extension 24, Kempton Park, Ekurhuleni, 1619 MAGISTERIAL DISTRICT: Ekurhuleni North REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG MEASURING: 511 (FIVE HUNDRED AND ELEVEN) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: 3 x Bedrooms; 2 x Bathrooms; 1 x TV/Living Room; and 1 x Kitchen. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, FRANCISCO DAVID TJAMEYA (IDENTITY NUMBER: 8504145305085), under his name under Deed of Transfer No. T88082/2018. The full conditions may be inspected at the offices of the Sheriff of the High Court Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Ext 1. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za, REF. SR/WE/IC000671

Dated at Pretoria, 16 APRIL 2024.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001,. Tel: (012) 817- 4843. Fax: 086 697 7980. Ref: S Rossouw/WE/IC000671. -.

AUCTION**Case No: 2023-003344****351**

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

In the matter between: SB Guarantee Company (Rf) Proprietary Limited (Registration Number: 2006/021576/07), Plaintiff and MARKS MHLANGA (IDENTITY NUMBER: 9212035316084) and JOVANI MNISI (IDENTITY NUMBER: 9211075334080), Defendant

NOTICE OF SALE IN EXECUTION

14 MAY 2024, 10:00, Sheriff of the High Court Johannesburg South at Shop no 2, Vista Centre, 22 Hillary Road Corner Trevor Street, Gillview

In pursuance of a judgment and warrant granted on 14 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 14 May 2024 at 10:00 by the Sheriff of the High Court Johannesburg South at Shop no 2, Vista Centre, 22 Hillary Road Corner Trevor Street, Gillview to the highest bidder subject to a reserve price of R339 212.00 :- CERTAIN: ERF 843 KENILWORTH TOWNSHIP SITUATED: 9 Diering Street, Kenilworth, 2190 MAGISTERIAL DISTRICT: Johannesburg Central REGISTRATION DIVISION: I.R.,

PROVINCE OF GAUTENG MEASURING:495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES
 Improvements:The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: Main Building: Single Storey; Fenced Boundary; Tiled Floors; Tiled Roof; 1 x Dining Room; 3 x Bedrooms; 1 x Kitchen; 1 x Bathroom - Shower & Toilet; Out Building: 1 x Dining Room; 1 x Bedroom; 1 x Kitchen; 1 x Bathroom - Shower & Toilet; and Garage. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANTS, MARKS MHLANGA (IDENTITY NUMBER: 9212035316084) and JOVANI MNISI (IDENTITY NUMBER 9211075334080), under their names under Deed of Transfer No. T31811/2018. The full conditions may be inspected at the offices of the Sheriff of the High Court Johannesburg South. Take further notice that: 1. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for JOHANNESBURG SOUTH, SHOP 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW. 2. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA legislation iro proof of identity and address particulars. C) Payment of a registration fee of R50 000.00 EFT that must reflect in the Sheriff's account prior to the sale. d) Registration conditions: no person will be allowed on the premises of they are not registered for FICA and CPS. The office of the Sheriff Johannesburg South will conduct the sale with auctioneers J.A. Thomas and/or AM Jegels. Advertising costs at current publication rates and sale costs according to court rules apply. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za, REF. SR/WE/IC000849.
 Dated at Pretoria, 16 APRIL 2024.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001,. Tel: (012) 817- 4843. Fax: 086 697 7980. Ref: S Rossouw/WE/IC000849. -.

AUCTION

**Case No: 2022/43633
589, Johannesburg**

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

**In the matter between: ABSA BANK LIMITED (REG NO: 1986/004794/06) Plaintiff, and THE
PHOTHAMOSI FAMILY TRUST (IT NO: 4625/2006) First Defendant MNGQIBISA: JOSEPH
PHOSANE N.O. Second Defendant**

NOTICE OF SALE IN EXECUTION

10 MAY 2024, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT

This is a Sale in Execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant to Judgments granted against the Second and Third Defendants jointly (in their capacities as trustees of the First Defendant) and jointly and severally with judgment against the Fourth and Fifth Defendants (in their personal capacities) for money owing to the Plaintiff in the above Honourable Court dated the **30 AUGUST 2023** in terms of which the following property will be sold in execution on **FRIDAY**, the **10th** day of **MAY 2024** at **10:00** at 182 Progress Road, Lindhaven Roodepoort to the highest bidder.

CERTAIN PROPERTY: -

ERF 103 RUIMSIG EXTENSION TOWNSHIP; REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG MEASURING 1514 (ONE THOUSAND FIVE HUNDRED AND FOURTEEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T26766/09

SITUATE AT:401 EQUESTRIAN ROAD, RUIMSIG EXTENSION 32, ROODEPOORT, 1724

ZONING: UNKNOWN (NOTHING GUARANTEED);IMPROVEMENTS: The following information is furnished but not guaranteed:-1 x Entrance Hall; 1 x Lounge; 1 x Dining Room;1 x Kitchen;1 x Scullery;4 x Bedrooms;3 x Bathrooms;1 x Separate Toilet;1 x Covered Patio;Wall Type: Face Brick;Roof Type: Clay Tile;Window Type: Wood

Outbuilding consisting of

4 x garages; 1 x staff quarters; 1 x staff bathroom;Wall Type: Face Brick;Roof Type: Clay Tile;Window Type: Wood; (nothing is warranted, and nothing is guaranteed)

The purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the proceeds of the sale up to a price of R100,000.00 (One Hundred Thousand Rand) and thereafter 3.5% (three point five percent) on R100,001.00 to R400,000.00 and 1.5% on the balance of the proceed of the sale, subject to a maximum fee of R40,00.00 (Forty Thousand Seven Hundred and Seventy Seven Rand) plus VAT and a minimum of R3,000.00 plus VAT, pay a deposit of 10% (Ten 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.

Should the Purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust Account

Account within 21 (Twenty One) days, from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF ROODEPOORT

situate at 182 Progress Road, Lindhaven, Roodepoort.

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

- A) Directive of the Consumer Protection Act 68 of 2008
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R50 000.00.
- D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Roodepoort situate at 182 Progress Road, Lindhaven, Roodepoort, during normal office hours Monday to Friday.

Dated at **JOHANNESBURG** on this the _____ day of **MARCH 2024**.

Dated at JOHANNESBURG, 18 APRIL 2024.

Attorneys for Plaintiff(s): JAY MOTHOBHI INCORPORATED, 9 ARNOLD ROAD, ROSEBANK, 2196. Tel: 011-268-3500. Fax: 086-653-2300. Ref: MR Q OLIVIER/rt/MAT84547****E-MAIL: rebaone@jay.co.za. -.

AUCTION

**Case No: 67934/2015
DOCEX 120, PRETORIA**

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR AND MUKONDELELI EMMANUEL TAKALANI (IDENTITY NUMBER: 720319 5402 08 9) - FIRST JUDGEMENT DEBTOR AND MPHO OLGA MAWELA (IDENTITY NUMBER: 761214 0600 08 6) - SECOND JUDGEMENT DEBTOR

NOTICE OF SALE IN EXECUTION

14 MAY 2024, 10:00, 1281 CHURCH STREET, HATFIELD

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of **R200,000.00**, will be held by the Sheriff, **PRETORIA SOUTH EAST**, at **1281 CHURCH STREET, HATFIELD** on **TUESDAY** the **14TH MAY 2024** at **10H00** of the undermentioned property of the Judgement Debtors' subject to the conditions of sale which are available for inspection at the offices of the Sheriff, **PRETORIA SOUTH EAST** during office hours: 1. A unit consisting of - (a) SECTION NO 386 as shown and more fully described on SECTIONAL PLAN NO. SS207/1993, in the scheme known as SPRUITSIG PARK in respect of the land and building or buildings situate at PORTION 5 OF ERF 1201 SUNNYSIDE (PTA) TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN 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 quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER ST3218/2009. 2. An exclusive use area described as (PARKING) NO P533, measuring 15 (FIFTEEN) square meters, being as such part of the common property, comprising the land and the scheme known as SPRUITSIG PARK in respect of the land and building or buildings situate at PORTION 5 OF ERF 1201 SUNNYSIDE (PTA) TOWNSHIP, LOCAL AUTHORITY: TSHWANE METROPOLITAN MUNICIPALITY, as shown and more fully described on Sectional

Plan SS207/1993. Held by Notarial Deed of Cession No. SK309/2009. **MAGISTERIAL DISTRICT: TSHWANE CENTRAL. ALSO KNOWN AS: SECTION 386 (FLAT 232 TAMBOTIE) SPRUITSIG PARK, 420 LEYDS STREET, SUNNYSIDE, GAUTENG PROVINCE.** Particulars of the property and the improvements thereon are provided herewith, but are **not guaranteed**. **A dwelling consisting of:** 2 bedrooms, 1 bathroom, 1 kitchen, 1 parking lot. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, *inter alia*: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R0.00; (d) Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at **THE SHERIFF PRETORIA SOUTH EAST'S OFFICE, 1281 CHURCH STREET, HATFIELD. TELEPHONE NUMBER: (012) 342-0706.**

Dated at PRETORIA, 15 APRIL 2024.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC, BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Tel: (012) 365-1887. Fax: -. Ref: M JONKER/AM/DH36847. -.

AUCTION

**Case No: 39759/2021
DOCEX 120, PRETORIA**

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) - EXECUTION CREDITOR and DUDUZILE INNOCENTIA MAHLANGU (IDENTITY NUMBER: 841109 0483 083) - JUDGEMENT DEBTOR

NOTICE OF SALE IN EXECUTION

16 MAY 2024, 10:00, 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of **R526 956.54**, will be held by the Sheriff, **SOWETO WEST**, at **2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH** on **THURSDAY the 16th MAY 2024** at **10H00** of the undermentioned property of the Judgement Debtor subject to the conditions of sale which are available for inspection at the offices of the Sheriff, **SOWETO WEST** during office hours: **ERF 6077 NALEDI EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 350 (THREE HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T2904/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. ALSO KNOWN AS:** 252 MOHLOMI STREET, NALEDI EXT 2, SOWETO, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are **not guaranteed**. **A dwelling consisting of:** 1X LOUNGE, 1X KITCHEN, 3X BEDROOMS, 1X BATHROOM, 1X WC. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, *inter alia*: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R10,000.00 (cash or EFT or bank guaranteed cheque made out to Sheriff Soweto West); (d) Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at **THE SHERIFF SOWETO WEST OFFICE, 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH. TELEPHONE NUMBER: (011) 980 - 6681.**

Dated at PRETORIA, 15 APRIL 2024.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC, BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Tel: (012) 365-1887. Fax: -. Ref: M JONKER/AM/DG40010. -.

AUCTION

**Case No: 13680/2022
DOCEX 120, PRETORIA**

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and NTHUPING EPHRIAM NTSANE (IDENTITY NUMBER: 781227 5358 084) - FIRST JUDGEMENT DEBTOR AND DUDUZILE DINAH NTSANE (IDENTITY NUMBER: 791213 0372 088) - SECOND JUDGEMENT DEBTOR

NOTICE OF SALE IN EXECUTION

10 MAY 2024, 10:00, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit with reserve price of R209 848.26, will be held at the office of the Acting Sheriff VANDERBIJLPARK, at CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK on FRIDAY the 10TH MAY 2024 at 10H00 of the undermentioned property of the Judgment Debtors on the Conditions which will lie for inspection prior to the sale at the offices of Acting Sheriff VANDERBIJLPARK, at CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK: A DWELLING COMPRISING OF: Main Building: Walls: Brick, Roof: Asbestos Sheets, Floors: Tiles, Rooms: Dining room, 2 bedrooms, 1 bathroom, 1 toilet and kitchen. (Improvements / Inventory - No Guaranteed). ALL THE RIGHT, TITLE AND INTEREST IN THE LEASEHOLD IN RESPECT OF ERF 12592 SEBOKENG UNIT 11 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 260 (TWO HUNDRED AND SIXTY) SQUARE METRES, HELD BY DEED OF TRANSFER NO T4579/2012, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: EMFULENI. ALSO KNOWN AS: 12592 BOLEU STREET, SEBOKENG UNIT 11, GAUTENG PROVINCE. Terms: 10% (TEN PER CENT) of the purchase price in cash or EFT on the day of the sale; the balance payable against registration of transfer; a guarantee to be furnished 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 000.00; 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 rules is a sale in execution pursuant to a judgment obtained in the above honourable court; 3. The rules of the auction are available 24 hours prior to the auction at the office of the Acting Sheriff Vanderbijlpark, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK; 4. Registration as a buyer is a pre-requisite subject to a specific condition, *inter alia*; 5. Directive of the Consumer Protection Act 68 of 2008 (Url <http://www.info.gov.za/view/downloadfileaction?id-99961>); 6. FICA registration i.r.o. - proof of identity and address particulars; 7. Payment of a registration deposit of R10,000.00 (in cash or EFT); 8. The auctioneer will be Mr P. Ora. Inspect conditions at THE ACTING SHERIFF VANDERBIJLPARK'S CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK. TELEPHONE NUMBER: (016) 100-7942.

Dated at PRETORIA, 15 APRIL 2024.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC, BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Tel: (012) 365-1887. Fax: -. Ref: M JONKER/AM/DH40306. -.

AUCTION

**Case No: 2022-57765
DOCEX 120, PRETORIA**

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) - EXECUTION CREDITOR, Plaintiff and BRANNY ITUMELENG RAMAILANE (IDENTITY NUMBER: 810510 5887 08 6) - JUDGEMENT DEBTOR, Defendant

NOTICE OF SALE IN EXECUTION

09 MAY 2024, 10:00, 117 BEYERS NAUDE DRIVE, NORTHCLIFF

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of **R1 200,000.00**, will be held by the Sheriff **JOHANNESBURG NORTH**, at **117 BEYERS NAUDE DRIVE, NORTHCLIFF**, on **THURSDAY the 9TH MAY 2024 at 10H00** of the undermentioned property of the judgement debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff **JOHANNESBURG NORTH at 117 BEYERS NAUDE DRIVE, NORTHCLIFF** during office hours: **ERF 900 AUCKLAND PARK TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, IN EXTENT 922 (NINE HUNDRED AND TWENTY-TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T46399/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. ALSO KNOWN AS:** 35 KINSTON AVENUE, AUCKLAND PARK, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are **not guaranteed. A dwelling consisting of:** Main Building: 3x Bedrooms, 2x Bathrooms, 1x Kitchen, 1x Lounge, 1x Dining room. Flatlet: 1x Bedroom, 1x Bathroom, 1x Kitchen, 1x Lounge. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, *inter alia*: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R30,000.00 (cash); (d) Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at **THE SHERIFF JOHANNESBURG NORTH'S OFFICE, 117 BEYERS NAUDE DRIVE, NORTHCLIFF. TELEPHONE NUMBER: (011) 334-4397.**

Dated at PRETORIA, 15 APRIL 2024.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC, BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Tel: (012) 365-1887. Fax: -. Ref: M JONKER/AM/DG40529. -.

AUCTION

Case No: 32270/2020

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and BEYOND BREAKERS CC (First Judgment Debtor) and PATRICK TEBOGO LOSABA (Second Judgment Debtor)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 MAY 2024, 10:00, at the Sheriff's Office, 182 Progress Road, Lindhaven, Roodepoort, Gauteng

In pursuance of a judgment granted by this Honourable Court on 24 JANUARY 2022, and a Warrant of Execution issued thereafter, together with a further order granted on 14 February 2024, the undermentioned immovable property will be sold in execution WITH A RESERVE PRICE OF R1 200 000.00 by the Sheriff of the High Court ROODEPOORT at THE SHERIFF'S OFFICE, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT, GAUTENG, on FRIDAY, 10 MAY 2024 at 10H00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE COURT, ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT, GAUTENG, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the abovementioned immovable property. ERF 239 AMOROSA EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 480 (FOUR HUNDRED AND EIGHTY) SQUARE METRES HELD BY DEED OF TRANSFER NO. T8168/2019, SUBJECT TO THE CONDITIONS CONTAINED IN THE TITLE DEED.

ALSO KNOWN AS Unit 45, 239 Muriel Road (Il Palazzone), Amorosa Ext 6, Gauteng.

IMPROVEMENTS (not guaranteed): 3 Bedrooms, 2.5 Bathrooms, TV-Living Room, Dining Room, Lounge, Study, 2 Garages, Kitchen and Swimming Pool. Fencing: Brick. Outer Wall Finishing: Facebrick. Roof Finishing: Tiles. Inner Floor Finishing: Tiles.

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. (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.(URLhttp://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, 18 MARCH 2024.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town. Tel: 021 529 7710. Fax: 021 529 7711. Ref: T Van der Spuy/mm/M29397. -.

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

Case No: 21909/2021
Docex: 364, PRETORIA

In the matter between: NEDBANK LTD, Plaintiff and ILONKA ELSABE KRUGER (ID. 730508 0035 088) N.O. 1st DEFENDANT AS NOMINEE OF: NEDGROUP TRUST LTD CHRISTINAH GADIFELE BAARTMAN (ID. 830628 0427 082) 2nd DEFENDANT

NOTICE OF SALE IN EXECUTION IMMOVABLE PROPERTY

09 MAY 2024, 10:00, SHERIFF PRETORIA SOUTH WEST AT AZARIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK

PTN 2 (PTN OF PTN 1) OF ERF 1566 PRETORIA TOWNSHIP;
REGISTRATION DIVISION J.R., GAUTENG PROVINCE;
MEASURING 747 (SEVEN HUNDRED AND FORTY SEVEN) SQUARE METRES;
HELD BY DEED OF TRANSFER NUMBER T 00073298/2011
IMPROVEMENTS NOT GUARANTEED:
3 x BEDROOM, 2x BATHROOMS, 1 x KITCHEN, 1 x LIVING ROOM, 2 x GARAGES
COURT RESERVE: R 230 131.15
RATES AT 17 JAN 2024: R 541 435.95
jeanne@pkrynauw.co.za

Dated at PRETORIA, 16 APRIL 2024.

Attorneys for Plaintiff(s): PIERRE KRYNAUW ATTORNEYS, 7 PROTEA STREET, SOETDORING BUILDING, GROUND FLOOR, NORTH WING, DOORINGKLOOF, CENTURION. Tel: 012 667 4155. Fax: 086 758 3571. Ref: REF: CD1092. -.

AUCTION**Case No: 16070/2021**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, PRETORIA)**In the matter between: ABSA BANK LIMITED, Plaintiff and JOHANNES BLOCK IDENTITY NUMBER: 640223 5195 080, 1st Defendant and SARAH MAGRIETHA BLOCK IDENTITY NUMBER: 670816 0088 086, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

17 MAY 2024, 10:00, VAN DER MERWE PECHE PROKUREURS, 8 ORANJEHOEK GEBOU, 63 VAN ZYL SMIT STREET, OBERHOLZER.

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit **with a reserve price of R227 882,33** will be held by the **SHERIFF FOCHVILLE AT: VAN DER MERWE PECHE PROKUREURS, 8 ORANJEHOEK GEBOU, 63 VAN ZYL SMIT STREET, OBERHOLZER** on the **17th day of May 2024 at 10:00** of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of **MERAFONG CITY** on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at **11 HORVITCH STREET, FOCHVILLE SHERIFF.**

BEING:

ERF 531 CARLETONVILLE TOWNSHIP

REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG

MEASURING 1 309 (ONE THOUSAND THREE HUNDRED AND NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T71264/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

PHYSICAL ADDRESS: 33 REINECKE STREET, CARLETONVILLE, GAUTENG.

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

A DWELLING CONSISTING OF (NOT GUARANTEED)

3X BEDROOMS, 1X BATHROOM, 1X LOUNGE, 1X LIVING ROOM, 1X DINING ROOM, 1X KITCHEN, 1X SCULLERY, 1X LAUNDRY ROOM AND 1X GARAGE, 1X DOUBLE CARPORTS, 1X SERVANTS QUARTER WITH BATHROOM.

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

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

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000,00 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PER CENT) ON R100 001,00 (ONE HUNDRED THOUSAND AND ONE RAND) to R400 000,00 (FOUR HUNDRED THOUSAND RAND) and 1,5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000,00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000,00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 18 MARCH 2024.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria, Gauteng. Tel: (012) 361-5001. Fax: (012) 361-6311. Ref: BONETTE TENNER / AHL3559. -.

AUCTION**Case No: 49134/2013**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, PRETORIA)**In the matter between: NEDBANK LIMITED, Plaintiff and JOSE AMERICO GONVALVES FELIX, 1st Defendant & MARIA JUDITE PESTANA FELIX, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

15 MAY 2024, 14:00, THE ACTING OF JOHANNESBURG EAST, 61 VAN RIEBEECK STREET, ALBERTON

In execution of a judgment of the High Court of South Africa (Gauteng Division, Pretoria) in the abovementioned suit, a Sale subject to a reserve price of **R2,100,000.00**, will be held by **THE ACTING OF JOHANNESBURG EAST, 61 VAN RIEBEECK STREET, ALBERTON** on **15 MAY 2024** at **14h00** of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of **THE ACTING OF JOHANNESBURG EAST, 61 VAN RIEBEECK STREET, ALBERTON**.

CERTAIN:

REMAINING EXTENT OF ERF 38 BRUMA TOWNSHIP

REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

IN EXTENT 1 150 (ONE THOUSAND ONE HUNDRED AND FIFTY) SQUARE METRES

HELD UNDER DEED OF TRANSFER T1165/1991

SITUATION: 27 HANS PARROW STREET, BRUMA, JOHANNESBURG

IMPROVEMENTS:(not guaranteed) -3X BEDROOM, KITCHEN, LOUNGE, DINING ROOM, 2X BATHROOM, GARAGE THE PROPERTY IS ZONED: RESIDENTIAL

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

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

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

4. The rules of this auction will be available at least 24 hours before the auction at **THE ACTING OF JOHANNESBURG EAST, 61 VAN RIEBEECK STREET, ALBERTON**.

5. The aforesaid sale is subject to a judgment granted in the above mentioned court and shall be subject to the provisions of the Consumer Protection Act 68 of 2008.

6. The auction will be conducted by the Sheriff or his Deputy / auctioneers JA Thomas and/or A Jegels.

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

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

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

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

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

Dated at Johannesburg, 02 APRIL 2024.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc., 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Tel: 011 615 8591. Fax: 011 615 8655. Ref: NM/SW/S53262/ E-mail: foreclosure1@endersteins.co.za. Enderstein Malumbete Inc.

Case No: 9109/2022

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

In the matter between: NEDBANK LIMITED, Plaintiff and PUMZA PRICILLA BUSAKWE- ID NO: 771104 0644 085, Defendant

NOTICE OF SALE IN EXECUTION

09 MAY 2024, 10:00, SHERIFF PRETORIA SOUTH WEST, AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE WEST PARK, PRETORIA

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as **with a reserve price of R788 000.00** will be held **BY THE SHERIFF PRETORIA SOUTH WEST** at **AZANIA BUILDING, CNR ISCOR AVENUE AND IRON TERRACE WEST PARK, PRETORIA** on **9 MAY 2024** at **10H00** of the undermentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of **Pretoria** and the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale, during office hours, at the offices of the **SHERIFF PRETORIA SOUTH WEST, AZANIA BUILDING, CNR ISCOR AVENUE AND IRON TERRACE WEST PARK, PRETORIA.**

BEING:

(1) A Unit consisting of -

(a) **SECTION NO. 15** as shown and more fully described on Sectional Title Plan No. **SS472/2016** in the scheme known as **VILLA JANKE** in respect of ground and building/buildings situate at **CLAREMONT (PTA) TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY** of which section the floor area, according to the said Sectional Plan is **153 (ONE HUNDRED AND FIFTY THREE)** square meters in extent; and

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

Held by Deed of Transfer number **ST53782/2019**

SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

PHYSICAL ADDRESS: UNIT NO 15 VILLA JANKE, 928 COMMERCIAL STREET, CLAREMONT, PRETORIA.

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

A DWELLING CONSISTING OF (NOT GUARANTEED)

3 X BEDROOMS, 2.0 X BATHROOMS, 1 X KITCHEN, 2 X LIVING ROOMS AND 2 X GARAGE

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

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

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000,00 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PER CENT) ON R100 001,00 (ONE HUNDRED AND ONE THOUSAND RAND) to R400 000,00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000,00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000,00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 05 APRIL 2024.

Attorneys for Plaintiff(s): Delberg Attorneys., Delberg Attorneys : Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Tel: (012) 361 5001. Fax: (012) 361 6311. Ref: VIJAYTA RANA/ sn / NHL0546. -.

AUCTION

Case No: 2021/5911
Docex: 172, Johannesburg

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 MAY 2024, 09:00, THE SHERIFF'S OFFICE, 2A MOWBRAY AVENUE, BENONI

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 1st of March 2022 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the acting Sheriff of the High Court for the

district of BENONI on THURSDAY the 16TH day of MAY 2024 at 09:00 at THE SHERIFF'S OFFICE, 2A MOWBRAY AVENUE, BENONI with a reserve price of R375 000.00:

CERTAIN:

ERF 181 DAVEYTON TOWNSHIP

REGISTRATION DIVISION I.R.

THE PROVINCE OF GAUTENG

IN EXTENT: 334 (THREE HUNDRED AND THIRTY FOUR) Square Metres

Held by Deed of Transfer No. T18399/2009

Subject to the conditions contained therein

ZONING: Residential (not guaranteed)

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

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

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

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

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

c) Prospective buyers must 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, 25 MARCH 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482 5652. Fax: 011 482 5653. Ref: R.NEL/Mj/MAT105428. R. NEL.

AUCTION

Case No: 2021/42898
Docex: 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and ANDILE DAMELA, 1st Defendant and NONTOBEKO OCTAVIA DAMELA, 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 MAY 2024, 09:00, THE SHERIFF'S OFFICE, SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 17th of January 2022 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of PALM RIDGE on WEDNESDAY the 15th day of MAY 2024 at 9:00 at THE SHERIFF'S OFFICE, SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH with a reserve price of R500 000.00:

CERTAIN: ERF 4687 ALBERTSDALE EXTENSION 31 TOWNSHIP

REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 180 (ONE HUNDRED AND EIGHTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T50764/2017 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE SPECIFICALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF LEOPARDS REST HOMEOWNERS ASSOCIATION NPC REGISTRATION NUMBER 2016/237127/08

ZONING: General Residential (not guaranteed)

The property is situated at **4687 MIDGE PUPA STREET, ALBERTSDALE EXTENSION 31** and consists of 1 Dining Room, 1 Kitchen, 3 Bedrooms, 3 Water Closets, 1 Shower and 1 Out Garage (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of **PALM RIDGE** situated at **39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH** 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 as determined by the sheriff, which is refundable.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

Dated at JOHANNESBURG, 19 MARCH 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg.
Tel: 011 482 5652. Fax: 011 482 5653. Ref: R.NEL/MJ/MAT104350. R. NEL.

AUCTION

Case No: 33577/2021
Docex: PH444

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

In the matter between: Firstrand Bank Limited, Judgement Creditor, Plaintiff and Mark Davids, Judgement Debtor, Defendant

NOTICE OF SALE IN EXECUTION

15 MAY 2024, 09:00, 39A Louis Trichardt Avenue, Alberton North

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Johannesburg) in the abovementioned suit, the Property shall be sold by the Sheriff Palm Ridge to the highest bidder subject to a reserve price of R546 830.24 and will be held at 39A Louis Trichardt Avenue, Alberton North on 15 May 2024 at 09H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 39A Louis Trichardt Avenue, Alberton North, prior to the sale.

Certain:

Erf 14 Palm Ridge Township, Registration Division I.R., Province of Gauteng, being 28 Calliandra Street, Palm Ridge

Measuring: 540 (Five Hundred And Forty) Square Metres;

Held under Deed of Transfer No. T54590/2018

Situated in the Magisterial District of Palm Ridge.

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

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

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.

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

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

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

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

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

All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R25 000.00 (refundable) registration fee prior to the commencement of the action in order to obtain a buyers card.

The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or by electronic fund transfer on the day of the sale.

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

The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 7.

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

Dated at Hammond Pole Majola Inc, Boksburg, 16 JULY 2023.

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: MAT446210/AP/RL. Hammond Pole Majola Inc, Boksburg.

AUCTION

**Case No: 2018/14389
172, Johannesburg**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and THUMALANO CONRADINA
MOGOELELWA MODIKOANE DALINDYEBO MBELLE, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

14 MAY 2024, 11:00, THE SHERIFF'S OFFICE, 24 RHODES STREET, KENSINGTON B, RANBURG

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 11th of October 2019 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SANDTON NORTH on TUESDAY the 14TH day of MAY 2024 at 11:00 at THE SHERIFF'S OFFICE, 24 RHODES STREET, KENSINGTON B, RANBURG with a reserve price of R480,335.00.

CERTAIN:

A Unit consisting of -

(a) Section No. 43 as shown and more fully described on Sectional Plan No. SS176/2013 in the scheme known as GREENWICH VILLAGE in respect of the land and building or buildings situate at PAULSHOF EXTENSION 83 TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan is 58 (FIFTY EIGHT) SQUARE METRES in extent; and

(b) An undivided share in 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 ST75990/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

ZONING: Special Residential (not guaranteed)

The property is situated at **UNIT 43 (DOOR 43) GREENWICH VILLAGE, 1104 HOLKAM STREET, PAULSHOF EXTENSION 83, SANDTON** and consists of a ground floor unit with its own garden in a secure complex with guards, with 2 bedrooms, 2 bathrooms, a lounge, a kitchen, 1 carport and a access to the complex clubhouse and swimming pool, brick pavement, electric fencing, concrete and brick fencing, plaster outer wall finishing, galvanized iron roof and tile flooring (in this respect, nothing is guaranteed).

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

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

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

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

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

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

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

Dated at JOHANNESBURG, 26 MARCH 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482 5652. Fax: 011 482 5653. Ref: R.NEL/MJ/MAT58009. R. NEL.

AUCTION**Case No: 17389/2022
Docex: PH444**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, JOHANNESBURG)**In the matter between: Nedbank Limited, Judgement Creditor, Plaintiff and Kesegan Govender, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

16 MAY 2024, 10:00, 5 Anemoon Street, Glen Marais Ext 1

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Johannesburg) in the abovementioned suit, the Property shall be sold by the Sheriff Kempton Park & Tembisa to the highest bidder subject to a reserve price of R630 000.00 and will be held at 5 Anemoon Street, Glen Marais Ext 1 on 16 May 2024 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 5 Anemoon Street, Glen Marais Ext 1, prior to the sale.

A Unit Consisting Of:

Section No. 401 as shown and more fully described on Sectional Plan No. SS358/2018 in the scheme known as Fish Eagle View in respect of the land and building or buildings situate at Erf 81 Longlake Extension 6 Township And Erf 89 Longlake Extension 11 Township, Local Authority: City Of Johannesburg Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 104 (One Hundred And Four) square metres in extent;

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

Held under Deed of Transfer No. ST50670/2019 And Subject To Such Conditions As Set Out In The Aforesaid Deed

And More Especially Subject To The Conditions Imposed In Favour Of Longlake Downs Home Owners Association (RF) NPC Registration Number 2017/124642/08

situated at Unit 401 Fish Eagle View, 15C Benacre Lane, Longlake Ext 6

Situated in the Magisterial District of Kempton Park & Tembisa.

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

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

Outside Buildings: None.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 13 MARCH 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Vermaak and Partners, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Tel: 0118741800. Fax: 0866781356. Ref: MAT449487/LWEST/LC. Hammond Pole Majola Inc, Boksburg.

AUCTION**Case No: 49479/2020**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, PRETORIA)**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LTD, 1st Plaintiff and ABSA BANK LIMITED, 2nd Plaintiff and NAKENG LUCAS MAFA, ID NO: 720823 5435 080, 1st Defendant and IPELENG PRUDENCE MAFA, ID NO: 740201 0261 080, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

15 MAY 2024, 10:00, 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale in execution **with a reserve price of R390 000.00** will be held by the **SHERIFF**

CENTURION EAST AT THE SHERIFF'S OFFICE: 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION on the 15th day of **May 2024** at **10:00** of the under mentioned immovable property of the Judgment Debtors, which immovable property falls within the Magisterial district of **TSHWANE** on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at **33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION**.

BEING:

(1) A UNIT CONSISTING OF - (A) SECTION NO. 2 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS308/2000, IN THE SCHEME KNOWN AS RIVERSIDE PLACE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 1955 ZWARTKOP EXTENSION 7 TOWNSHIP, CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 79 (SEVENTY NINE) SQUARE METRES IN EXTENT; AND (B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NO. ST78012/2016 PHYSICAL ADDRESS: A102 RIVERSIDE PLACE, 212 SOUTH STREET, ZWARTKOP, CENTURION, GAUTENG (BEING THE CHOSEN *DOMICILIUM CITANDI ET EXECUTANDI*).

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

A SECTIONAL UNIT CONSISTING OF (NOT GUARANTEED) 1X OPEN PLAN KITCHEN, 1X LOUNGE, 1X BALCONY, 2X BEDROOMS, 1X BATHROOM AND 1X GARAGE.

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

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

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

Dated at PRETORIA, 18 MARCH 2024.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria, Gauteng. Tel: (012) 361-5001. Fax: (012) 361-6311. Ref: BONETTE TENNER / AHL3396. -.

AUCTION

Case No: 008859/2022
Docex: PH46A

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor
and Carol Thembisile Makamo - Judgement Debtor**

NOTICE OF SALE IN EXECUTION

16 MAY 2024, 09:00, 2A Mowbray Avenue, Benoni

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Acting Sheriff Benoni to the highest bidder subject to a reserve price of R500 000.00 and will be held on 16 May 2024 at 2A Mowbray Avenue, Benoni at 09H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 2A Mowbray Avenue, Benoni, prior to the sale.

Certain:

Erf 30977 Daveyton Extension 6 Township, Registration Division I.R., Province of Gauteng, being 30977 Mthimunye Street, Daveyton

Measuring: 629 (Six Hundred and Twenty Nine) Square Metres;

Held under Deed of Transfer No. T13801/2020

Situated in the Magisterial District of Benoni.

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

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

Outside Buildings: None.

Sundries: None.

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

Dated at HP Ndlovu Inc, Boksburg, 07 MARCH 2024.

Attorneys for Plaintiff(s): HP Ndlovu Inc C/o NVG Attorneys, Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT4224\BJ\LC. HP Ndlovu Inc, Boksburg.

AUCTION

Case No: 19596/2022

IN THE HIGH COURT OF SOUTH AFRICA
(JOHANNESBURG)

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MAKINTA EMMANUEL SETSENGWANE MAKINTA (IDENTITY NUMBER: 611001 5842 08 2), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

14 MAY 2024, 11:00, 24 RHODES STREET, KENSINGTON "B", RANDBURG

A Sale in execution will be held by the Sheriff of The High Court, **Sheriff of the High Court Sandton North** on **14th** day of **May 2024** at **11h00** at **24 Rhodes Street, Kensington "B", Randburg** for the Defendant's property described below with reserve price of **R950 000.00**:

A Unit Consisting Of

(a) Section No. **36** as shown and more fully described on Sectional Plan No **SS940/2014** in the scheme known as **ANTIGUA** in respect of the land and building or building situate at **BRYANSTON EXTENSION 1 TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY**, of which section the floor area, according to the said sectional plan **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 NUMBER ST103221/201412.

Particulars of the property and the improvements thereon are provided herewith but are **not guaranteed**.

A dwelling consisting of: 1 X Bedrooms,
1 X Bathroom,
1 X TV Room/Living Room,
1 X Kitchen &
1 X Carport

Other Improvements:

Complex Swimming Pool, Brick Pavement, Complex Electric Fencing,

Fencing - Concrete, Outer Wall Finishing - Plaster, Roof Finishing - Plaster, Interior Floor Finishing -

Tiles

Inspect conditions at **The Sheriff's Office Sandton North, at 24 Rhodes Street, Kensington "B", Randburg**.

Dated at JOHANNESBURG, 11 APRIL 2024.

Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Tel: 011 028 1258. Fax: 011 312 83250. Ref: M00646. KHUTSO NKUNA.

AUCTION
Case No: 34474/2022
Docex: PH46A

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

In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor and Mona-Clare Moyo, 1st Judgement Debtor and Christian Moyo, 2nd Judgement Debtor

NOTICE OF SALE IN EXECUTION

14 MAY 2024, 11:00, 24 Rhodes Street, Kensington B, Randburg

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the sheriff Sandton North to the highest bidder subject to a reserve price of R1 400 000.00 and will be held on 14 May 2024 at 24 Rhodes Street, Kensington B, Randburg at 11h00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 24 Rhodes Street, Kensington B, Randburg prior to the sale.

Certain :

Erf 576 Fourways Township, Registration Division I.Q, Province of Gauteng, being 13 Darter Avenue, Fourways, Sandton.

Measuring: 2069 (NTwo Thousand and Sixty Nine) Square Metres

Held under Deed of Transfer No. T44763/2016

Situated in the Magisterial District of Sandton North.

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

Main Building: Entrance Hall, Lounge, Dining Room, Kitchen, Scullery, 4 Bedrooms, 2 Bathrooms, Seperate Toilet, Covered Patio.

Outside Buildings: 2 Garages, Staff Quarters, Staff Bathroom.

Sundries: None.

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

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

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT4180/BJ/LC. Hammond Pole Majola Inc, Boksburg.

AUCTION
Case No: 18954/2017
Docex 235 Pretoria

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Registration number: 1962/000738/06, Execution Creditor/Plaintiff and HERBERT GUTSTADT (IDENTITY NUMBER: 580622 5067 086), First Execution Debtor/ Defendant and GAIL LENORE GUTSTADT (ID NO. 480913 0112 089), Second Execution Debtor/ Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 10:00, SHERIFF JOHANNESBURG NORTH 51/61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK JOHANNESBURG.

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit with a reserve of R1 614 111.40 will be held at the office of the SHERIFF JOHANNESBURG NORTH at 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG on THURSDAY, THE 09th DAY OF MAY 2024 at 10H00 HRS, the under mentioned property of the defendants on the conditions which will lie for inspection prior to the sale at the offices of SHERIFF JOHANNESBURG NORTH at 51/61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK JOHANNESBURG. The following information is furnished regarding the improvements,

though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: MAIN DWELLING: 1X LOUNGE, 1X KITCHEN, 1X DINING ROOM, 1X SCULLERY, 2 X BATHROOMS, 4 X BEDROOMS, 1X TOILET OUT BUILDINGS: 2 X GARAGES FLATLET: 1 X BEDROOM, 1 X BATHROOM, 1X KITCHEN AND 1 LOUNGE (Improvements / Inventory - Not Guaranteed) CERTAIN: PORTION 1 OF ERF 880 FAIRLAND TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING 1983 (ONE THOUSAND NINE HUNDRED AND EIGHTY-THREE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T44690/2002 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: 238 WILSON STREET, FAIRLAND, JOHANNESBURG TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. AUCTIONEER'S CHARGES, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the first R100 000.00 (HUNDRED THOUSAND RAND); 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE POINT FIVE PERCENT) on the balance of the proceeds of the sale subject to a maximum commission of R 40 000.00 plus Vat in total and a minimum of R 3000.00 plus Vat (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser. TAKE FURTHER NOTICE THAT: 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. This is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of this execution will be available 24 hours prior to the auction at the office of the SHERIFF JOHANNESBURG NORTH, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG. 4. Registration as a buyer is a pre-requisite subject to specific certain conditions, inter alia: 4.1 Directives of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 4.2 FICA legislation with regard to identity and address particulars; 4.3 Registration fee payable, refundable after sale if not buying; 4.4 Registration conditions. 5. The sale will be conducted at the offices of SHERIFF JOHANNESBURG NORTH situated at 51 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at PRETORIA, 08 FEBRUARY 2024.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Tel: 012 362 3137. Fax: 086 694 4081. Ref: A Hassim/NN/FOR2/0154. -.

AUCTION

Case No: 17075/2021

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

In the matter between: Absa Bank Limited - Judgement Creditor and Lindiwe Mogoswane - 1st Judgement Debtor and Mathule Isaac Mogoswane - 2nd Judgement Debtor

NOTICE OF SALE IN EXECUTION

15 MAY 2024, 11:00, 99 8th Street, Springs

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Johannesburg) in the abovementioned suit, the property shall be sold by the Sheriff Springs to the highest bidder subject to a reserve price of R192 197.00 and will be held at 99 8th Street, Springs on 15 May 2024 at 11H00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 99 8th Street, Springs prior to the sale.

Certain:

Erf 2022 Payneville Township, Registration Division I.R, Province of Gauteng, being 22 Sebatav Close, Payneville

Measuring: 250 (Two Hundred and Fifty) square metres;

Held under Deed of Transfer No. T25117/2008

Situated in the Magisterial District of Springs.

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

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

Outside Buildings: None

Sundries: None

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

Dated at Hammond Pole Attorneys, Boksburg, 09 MARCH 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola C/o NVG Attorneys, Vermaak & Partners Inc, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Tel: 0118741800. Fax: 0866781356. Ref: MAT444693/AP/RL. Hammond Pole Attorneys.

AUCTION

Case No: 13889/2020

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06), Plaintiff and MELUSI MACDONALD MAZIBUKO (Identity Number: 740729 5369 08 6), First Defendant and KATLEGO SHADI MAZIBUKO (Identity Number: 811005 0659 08 4), Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 MAY 2024, 10:00, Sheriff Vereeniging, 97 Hertzog Road Three Rivers Vereeniging

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 20 JULY 2023 in terms of which the following property will be sold in execution on 16 MAY 2024 at 10:00 at Sheriff Vereeniging, 97 Hertzog Road three rivers Vereeniging, with a reserve price of R350 000.00 CERTAIN: ERF 584 LAKESIDE TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG IN EXTENT 304 (THREE HUNDRED AND FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NO T66665/2010 SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN Also known as: 584 7TH STREET LAKESIDE EVATON VEREENIGING AS HELD: by the Respondent under DEED OF TRANSFER NUMBER NO. T66665/2019 SITUATED AT: 584 7TH STREET VLAKESIDE EVATON VEREENIGING The property is zoned residential. Improvements: The following information is furnished but not guaranteed: A dwelling house with titled roof: 2X BEDROOM 1X KITCHEN 1X LOUNGE 1X BATHROOM 1X 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% 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 Vereeniging, 97 Hertzog Road three rivers Vereeniging The Sheriff Vereeniging will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008 (URL: [http://www/info.gov.za/view/DownloadFileAction?id=99961](http://www.info.gov.za/view/DownloadFileAction?id=99961)); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a registration Fee of R30 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 Vereeniging, during normal office hours Monday to Friday. C/O DEV MAHARAJ & ASSOCIATES 5 ST MICHEALS LANE BRYANSTON GAUTENG 011 706 2233

Dated at PRETORIA, 03 APRIL 2024.

Attorneys for Plaintiff(s): BOKWA LAW INCORPORATED, 210 Justice Mohamed Road Brooklyn PRETORIA. Tel: 012 424 2900. Fax: 012 346 5265. Ref: XN/FC0127. -.

**Case No: 38832/2019
PH46A**IN THE HIGH COURT OF SOUTH AFRICA
(Gauteng Division, Pretoria)**In the matter between: Absa bank Limited Judgement Creditor and Desire Sousa Neves
Judgement Debtor**

NOTICE OF SALE IN EXECUTION

15 MAY 2024, 14:00, 61 Van Riebeeck Street, Alberton

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Acting Sheriff Johannesburg East to the highest bidder subject to a reserve price of R1 800 000.00 and will be held at 61 Van Riebeeck Street, Alberton on 15 May 2024 at 14H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 61 Van Riebeeck Street, Alberton prior to the sale.

Certain:

Erf 20 De Wetshof Township, Registration Division I.R, Province of Gauteng, being 233 Saint Georges Road, De Wetshof

Measuring: 1 184 (One Thousand One Hundred and Eight Four)

Held under Deed of Transfer No. T13761/2003

Situated in the Magisterial District of Acting Sheriff Johannesburg East

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

Main building: 3 Living Rooms, 4 Bedrooms, 2 Bathrooms, 1 Separate, Kitchen, Entrance Hall, Study, Pantry, Scullery

Outside buildings: 2 Bedrooms, 1 Bathroom, Storeroom

Sundries: None

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

Take further note that:

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

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

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

(a) Directive of the consumer protection act 68 of 2008 (<http://www.info.gov.za/view/downloadfileaction?id-99961>)

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

(c) Payment of a registration fee of - R50 000.00 - in cash or eft that must reflect in the sheriff's account prior to the sale.

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

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

Dated at Hammond Pole Attorneys, Boksburg, 13 NOVEMBER 2021.

Attorneys for Plaintiff(s): Hammond Pole Ndlovu Inc C/o NVG Attorneys, NVG Attorneys Menlo Law Chambers No. 49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT436340/AP/RL. Hammond Pole Attorneys.

AUCTION**Case No: 73468/2019**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, PRETORIA)**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and
RANSFORD MBEWE (Identity Number: 850522 5773 084), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 MAY 2024, 10:00, SHERIFF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale with a reserve in the amount of R481,722.85 will be held at SHERIFF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on 10 MAY 2024 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT prior to the sale. 1. A unit consisting of: 1.1. Section no 19 as shown and more fully described on sectional plan no SS160/2007 in the scheme known as ELYON in respect of the land and building or buildings situated at WILLOWBROOK EXTENSION 9 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 137 (One Hundred and Thirty Seven) square metres in extent; and 1.2. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by deed of transfer no ST48940/2016 and subject to such conditions as set out therein . also known as 19 ELYON COMPLEX, 678 VAN BRAKEL STREET, ROODEPOORT, GAUTENG 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: 3 BEDROOM, LIVING ROOM, LOUNGE, GARAGE, 2 ½ BATHROOMS, DINING ROOM AND KITCHEN. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. 4. The sale will be conducted by the Sheriff. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. C/O LEE ATTORNEYS 51 Elandslaagte Street 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: 011 523 5326. Ref: B Seimenis / S Erasmus / MAT: 14072. -.

AUCTION

Case No: 44346/2021

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

In the matter between: Nedbank Limited, Judgement Creditor, Plaintiff and Thomas Henry Miller, Judgement Debtor, Defendant

NOTICE OF SALE IN EXECUTION

15 MAY 2024, 09:00, 39A Louis Trichardt Avenue, Alberton North

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Johannesburg) in the abovementioned suit, the Property shall be sold by the Sheriff Palm Ridge to the highest bidder subject to a reserve price of R950 000.00 and will be held at 39A Louis Trichardt Avenue, Alberton North on 15 May 2024 at 09h00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 39A Louis Trichardt Street, Alberton North prior to the sale.

Certain:

Erf 949 Verwoerdpark Extension 2 Township, Registration Division I.R., Province of GAUTENG, being 11 Johann Street, Verwoerdpark Ext 2

Measuring: 892 (Eight Hundred and Ninety Two) Square Metres;

Held under Deed of Transfer No. T30819/2016

Situated in the Magisterial District of Palm Ridge

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

Main Building: Kitchen, Lounge, Dining Room, Family Room, 4 Bedrooms, 2 Bathrooms

Outside Buildings: Garage, Carport

Sundries: Swimming Pool

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

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

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

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

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

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

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

All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R25 000.00 (refundable) registration fee prior to the commencement of the action in order to obtain a buyers card.

The purchaser shall be pay the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or by electronic fund transfer on the day of the sale.

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

The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 7.

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

Dated at Hammond Pole Majola Inc, Boksburg, 13 FEBRUARY 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc. C/o Vermaak & Partners INC, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Tel: 0118741800. Fax: 0866781356. Ref: MAT446768/LW/RL. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 8180/2020

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED PLAINTIFF (Reg No: 1962/000738/06), Plaintiff and GERHARDUS LABUSCHAGNE (Identity Number: 760723 5066 086), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 MAY 2024, 11:30, Sheriff Germiston North 22 Voortrekker Avenue, corner 2nd Street, Edenvale

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF an order granted in terms of Rule 31(2)(a), Rule 46(1)(a)(ii) and Rule 46A on 19 July 2022 in terms of which the immovable property have been declared specially executable, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff Germiston North on 08 MAY 2024 at its offices situated at 22 Voortrekker Avenue, corner 2nd Street, Edenvale at 11H30. The property is: ERF 92 ISANDOVALE TOWNSHIP REGISTRATION DIVISION: I.R PROVINCE OF GAUTENG MEASURING: 991 (NINE HUNDRED AND NINETY-ONE) SQUARE METRES HELD BY DEED OF TRANSFER T33155/06 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS STREET ADDRESS: 26 DRIEFONTIEN ROAD, ISANDOVALE (ALSO KNOWN AS 26 LUNIK DRIVE, ISANDOVALE) AS PER SHERIFF RETURN. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed.

IMPROVEMENTS: MAIN BUILDING: 1x Lounge 1x Dining room 1x Kitchen 3x Bedrooms 2x Bathrooms STAFF ROOM: 1x Bedroom 1x Bathroom Please take further note that: 1. The property is the immovable property of the Defendants which is located in the Magisterial District of Ekurhuleni. 2. All bidders are required to present their identity documents together with their proof of residence for FICA compliance. 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 R50 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. No person will be allowed on the premises if they are not registered for FICA and CPA. 4. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of eft on the day of the sale. 5. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorneys, and shall be furnished to the Sheriff with days after the sale. 6. 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. 7. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 8. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office Sheriff Germiston North at 22 Voortrekker, corner 2nd Street, Edenvale, 24 hours prior to the auction. 9. The reserve price has been set at R900 000.00. 10. The office of the Sheriff for Germiston North will conduct the sale with auctioneers J.A Thomas and/or AM Jegels. A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: http://thornton.co.za/resources/34180_rg9515_gon293.pdf. C/O TIM DU TOIT & CO INC. 33 THE VALLEY ROAD CNR. JAN SMUTS AVENUE WESTCLIFF, JOHANNESBURG TEL: (011) 274-9800 FAX: (011) 646-6443

Dated at PRETORIA, 18 MARCH 2024.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Tel: 012 470 7537. Fax: 012 470 7766. Ref: R PIETERSE/XT/PN5708. -.

AUCTION

Case No: 2019/24960

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Reg No: 1962/000738/06), Plaintiff and BEVERLEY BLUME KATZ (Identity Number: 630709 0162 085), 1ST DEFENDANT and DAVID HOWARD KATZ (Identity Number: 631026 5099 082), 2ND DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

14 MAY 2024, 09:00, Sheriff SANDTON SOUTH UNIT B6 LAZERAC OFFICE PARK, 22 OLD PARETORIA MAIN ROAD, HALF HOUSE, MIDRAND

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF an order granted in terms of Rule 31(2)(a), Rule 46(1)(a)(ii) and Rule 46A on 29 NOVEMBER 2022 in terms of which the immovable property have been declared specially executable, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff SANDTON SOUTH on 14 MAY 2024 at its offices situated at UNIT B6 LAZERAC OFFICE PARK, 22 OLD PARETORIA MAIN ROAD, HALF HOUSE, MIDRAND at 09H00. The property is: ERF 205 MORNINGSIDE MANOR EXTENSION 1 TOWNSHIP REGISTRATION DIVISION: I.R PROVINCE OF GAUTENG MEASURING: 1983 (ONE NINE EIGHT THREE) SQUARE METRES HELD BY DEED OF TRANSFER T039520/06 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS. (STREET ADDRESS: 25 SAVILLE ROAD, MORNINGSIDE MANOR, SANDTON). Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: Main Building: 1x Lounge 1x Dining room 1x Kitchen 1x Family Room 4x Bedrooms 3x Bathrooms Out building: 2x Garages Type Site Improvements: Walls with Brick Roof with Tiles Floors - carpets and tiles. 1. The property is the immovable property of the Defendants which is located in the Magisterial District of Johannesburg North. 2. All bidders are required to present their identity documents together with their proof of residence for FICA compliance. 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 R10 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. 4. The purchaser shall pay the Sheriff a deposit of 10 percent

of the purchase price in cash by way of eft on the day of the sale. 5. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorneys, and shall be furnished to the Sheriff with days after the sale. 6. 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. 7. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 8. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, UNIT B6 LAZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALF HOUSE, MIDRAND 24 hours prior to the auction. 9. The reserve price has been set at R3 008 938.10. A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: http://thornton.co.za/resources/34180_rg9515_gon293.pdf. C/O TIM DU TOIT & CO INC. 33 The Valley Road Cnr. Jan Smuts Avenue Westcliff JOHANNESBURG Tel: (011) 274-9800 Fax: (011) 646-6443

Dated at PRETORIA, 20 MARCH 2024.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Tel: 012 470 7537. Fax: 012 470 7766. Ref: R PIETERSE/XT/EF0206. -.

AUCTION

Case No: 2022/16937

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

In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor) and NKOSINATHI EMMANUEL MCHUNU, IDENTITY NUMBER: 861010 5845 083 - Judgment Debtor

NOTICE OF SALE IN EXECUTION - AUCTION

10 MAY 2024, 09:30, SHERIFF OF THE HIGH COURT BOKSBURG - 182 LEEUWPOORT STREET, BOKSBURG

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R580,000.00 will be held at 182 LEEUWPOORT STREET, BOKSBURG. The Plaintiff has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT BOKSBURG on 10 MAY 2024 at 09:30, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT BOKSBURG - 182 LEEUWPOORT STREET, BOKSBURG prior to the sale : CERTAIN: Portion 70 (A portion of portion 2) of Erf 131 Klippoortje Agricultural Lots Township Registration Division I.R The Province of Gauteng Measuring 254 (two hundred and fifty four) square metres Held by deed of transfer T41405/2019 Which bears the physical address: 70 Fossil Street, Klippoortje Agricultural Lots (AL) The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of: Lounge, Kitchen, 3 Bedrooms, 1 Bathroom, Shower and 2 WC'S THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The purchaser is responsible for the payment of the outstanding rates 4. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT BOKSBURG - 182 LEEUWPOORT STREET, BOKSBURG. The office of the SHERIFF BOKSBURG will conduct the sale. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.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: All bidders are required to present their identity documents together with their proof of residence for FICA 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 BOKSBURG - 182 LEEUWPOORT STREET, BOKSBURG.

Dated at SANDTON, 16 APRIL 2024.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Tel: 0115235300. Fax: 0115235326. Ref: BSeimenis/SV/MAT19038. -.

AUCTION**Case No: 2020/42207**

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

In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor) and ROGER LESLIE WARRIES, IDENTITY NUMBER: 710713 5224 083 - First Judgment Debtor and YVETTE CECILIA WARRIES, IDENTITY NUMBER: 651001 0227 082 -Second Judgment Debtor

NOTICE OF SALE IN EXECUTION - AUCTION

10 MAY 2024, 10:00, SHERIFF OF THE HIGH COURT ROODEPOORT NORTH-182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG LOCAL DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R585,000.00 will be held at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. The Plaintiff has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT ROODEPOORT on 10 May 2024 at 10:00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT ROODEPOORT -182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT prior to the sale : CERTAIN: Erf 524 Little Falls Extension 1 Township Registration Division I.Q The Province of Gauteng Measuring 1482 (One thousand four hundred and eighty two) square metres Held by deed of transfer T011350/2015 Subject to the conditions therein contained and especially to the reservation of rights to minerals Which bears the physical address: 801 Augrabies Avenue, Little Falls, Roodepoort The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of: Entrance hall, Lounge, Dining Room, Kitchen, Scullery, 3 Bedrooms, 2 Bathrooms, 1 Shower, 2 WC's, 2 Out garages, outside guest toilet THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The purchaser is responsible for the payment of the outstanding rates and levies 4. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF ROODEPOORT NORTH -182 Progress Road, Lindhaven, Roodepoort . The office of the SHERIFF ROODEPOORT NORTH will conduct the sale. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions: All bidders are required to present their identity documents together with their proof of residence for FICA The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF ROODEPOORT NORTH -182 Progress Road, Lindhaven, Roodepoort

Dated at SANDTON, 16 APRIL 2024.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Tel: 0115235300. Fax: 0115235326. Ref: BSeimenis/SV/MAT21562. -.

AUCTION**Case No: 24224/2019**

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 LUBABALO JOHN NOJIWA (Identity Number: 790324 5600 08 3), First Defendant and MPHONGISO LERATO NOJIWA (Identity Number: 800111 0721 08 3), Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

07 MAY 2024, 11:00, SHERIFF RANDURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 02 MARCH 2020 in terms of which the following property will be sold in execution on 07 MAY 2024 by the SHERIFF RANDURG WEST at 11h00 at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder with reserve of R1 355 759.58. CERTAIN: ERF 2226 NORTH RIDING EXTENSION 75 TOWNSHIP REGISTRATION DIVISION: I.Q. PROVINCE: GAUTENG MEASURING: 437 (FOUR HUNDRED AND THIRTY SEVEN) SQUARE METRES HELD BY: DEED OF TRANSFER NO. T97057/2012 ZONED: RESIDENTIAL SITUATED AT: 51 OLIVENHOUT MANOR, 156 DERBY DRIVE, RANDBURG INVENTORY: Townhouse unit consisting of LOUNGE, FAMILY ROOM, DININGROOM, KITCHEN, 3 BATHROOMS, 3 BEDROOMS, STUDY, SCULLERY, GARDEN, 2 GARAGE, SWIMMING POOL, PRE-CAST WALLING, TILED ROOF, BRICK & MORTAR WALLS, ALUMINIUM WINDOWFRAMES. (The nature, extent, condition and existence of the improvements are not guaranteed.) The Purchaser shall in addition to the Sheriff's commission which is 6% (Six percent) on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3,5% (three comma five percent) on R100 001.00 to R400 000.00 and 1,5% (one comma five percent) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (ten percent) of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's Trust Account immediately upon closing of the bid and the balance against transfer shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff RANDBURG WEST, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand. The Sheriff Randburg West will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: [http://www/info.gov.za/view/DownloadFileAction?id=99961](http://www.info.gov.za/view/DownloadFileAction?id=99961)); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R50 000.00 (refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood, Johannesburg

Dated at ROODEPOORT, 18 MARCH 2024.

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/318016/N2/SN. -.

AUCTION

Case No: 2022/11083

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

In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor) and ASHLEE LEIGH-ANDREA WILLIAMS, IDENTITY NUMBER: 961104 0029 089 (Judgment Debtor)

NOTICE OF SALE IN EXECUTION - AUCTION

10 MAY 2024, 10:00, SHERIFF OF THE HIGH COURT ROODEPOORT NORTH-182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R170,322.14 will be held at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. The Plaintiff has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT ROODEPOORT NORTH on 10 MAY 2024 at 10:00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT ROODEPOORT NORTH -182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT prior to the sale : CERTAIN: A unit consisting of: (a) Section No. 9 as shown and more fully described on sectional plan no SS19/1983 in the scheme known as WITPOORT GARDENS in respect of the land and building or buildings situated at , of which section the floor area, according to the said sectional plan, is 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 ST40830/2019 Which bears the physical address: Unit 9 Witpoort Gardens, Payne Street, Roodepoort. The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of: Lounge, Kitchen, Scullery, 1 Bedroom, 1 Bathroom, 1 WC, Open parking bay THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The purchaser is responsible for the payment of the outstanding rates and levies 4. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF ROODEPOORT NORTH -182 Progress Road, Lindhaven, Roodepoort . The office of the SHERIFF ROODEPOORT NORTH will conduct the sale. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions: All bidders are required to present their identity documents together with their proof of residence for FICA The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF ROODEPOORT NORTH -182 Progress Road, Lindhaven, Roodepoort

Dated at SANDTON, 16 APRIL 2024.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Tel: 0115235300. Fax: 0115235326. Ref: BSeimenis/SV/MAT19139. -.

AUCTION

Case No: 53886/2023

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 THEMBISILE PAULA MONARENG (IDENTITY NUMBER: 700324 0518 08 1), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 MAY 2024, 09:30, The Sheriff Boksburg at 182 Leeuwoort Street, Boksburg

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 08 NOVEMBER 2023 in terms of which the following property will be sold in execution on 10 MAY 2024 at 09h30 by The Sheriff Boksburg at 182 Leeuwoort Street, Boksburg to the highest bidder with reserve price of R330 188.00. CERTAIN: ERF 1133 MAPLETON EXTENSION 10 TOWNSHIP REGISTRATION DIVISION: I.R. PROVINCE: GAUTENG MEASURING: 258 (TWO HUNDRED AND FIFTY EIGHT) SQUARE METRES AS HELD: BY THE DEFENDANT UNDER DEED OF TRANSFER. T42000/2013 SITUATED AT: 1133 POPLAR STREET MAPLETON EXTENTION 10, DOMICILIUM CITANDI 1882 XUNDU STREET ROODEPOORT ET EXECUTANDI INVENTORY: 2X BEDROOMS, 1 XKITCHEN, 1XFAMILYROOM, 1X TOILET, 1X GARAGE (The nature, extent, condition and existence of the improvements are not guaranteed) The Purchaser shall in addition to the Sheriff's commission which is 6% (Six percent) on

the 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 Boksburg at 182 Leeuwpoot Street, Boksburg. 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 R50,000.00 (refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The Sheriff Boksburg at 182 Leeuwpoot Street, Boksburg, during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT, 04 APRIL 2024.

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/318097/M47. -.

Case No: 54130/2023

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

In the matter between: NEDBANK LIMITED, Plaintiff and ELPHIRE KHATITI MTAPANE, ID NO: 721130 5341 089, 1st Defendant and LETLHOGONOLO GLORIA MTAPANE (NEE MOTSEPE), ID NO: 750108 0647 084, 2nd Defendant

NOTICE OF SALE IN EXECUTION

09 MAY 2024, 10:00, SHERIFF CULLINAN, NO 1 FIRST STREET, CULLINAN

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as **with a reserve price of R417 000.00** will be held **BY THE SHERIFF CULLINAN, NO 1 FIRST STREET, CULLINAN** on **9 MAY 2024** at **10H00** of the undermentioned immovable property of the Judgment Debtor, which immovable property falls within the High court district of **Pretoria** and the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale, during office hours, at the offices of the **SHERIFF CULLINAN, NO 1 FIRST STREET, CULLINAN**

BEING:

ERF 29553 MAMELODI EXTENSION 5 TOWNSHIP
REGISTRATION DIVISION J.R PROVINCE OF GAUTENG
MEASURING 327 (THREE HUNDRED AND TWENTY SEVEN) SQUARE METRES
HELD BY DEED OF TRANSFER NO T41229/2007
SUBJECT TO THE CONDITIONS THEREIN CONTAINED
PHYSICAL ADDRESS: 29553 MP SHYE STREET, MAMELODI, EXTENSION 5, PRETORIA

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

A DWELLING CONSISTING OF (NOT GUARANTEED)
3 X BEDROOMS, 2.0 X BATHROOMS, 1 X KITCHEN, 1 X LOUNGE, 2 X OTHER.

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

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

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000,00 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PER CENT) ON R100 001,00 (ONE HUNDRED AND ONE THOUSAND RAND) to R400 000,00 (FOUR HUNDRED THOUSAND RAND) and 1,5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000,00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000,00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 05 APRIL 2024.

Attorneys for Plaintiff(s): Delberg Attorneys., Delberg Attorneys : Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Tel: (012) 361 5001. Fax: (012) 361 6311. Ref: VIJAYTA RANA/ sn / NHL0592. -.

AUCTION

Case No: 45504/2021

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), Plaintiff and AHMED EBRAHIM CAJEE (Identity Number: 910422 5453 08 4), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 MAY 2024, 11:30, The Sheriff Germiston North at 22 Voortrekker Avenue, Corner 2nd Street, Edenvale

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 22 AUGUST 2023 in terms of which the following property will be sold in execution on 08 MAY 2024 at 11h30 by The Sheriff Germiston North at 22 Voortrekker Avenue, Corner 2nd Street, Edenvale to the highest bidder with reserve price of R707 601,00 CERTAIN: ERF 748 WHYCHWOOD TOWNSHIP REGISTRATION DIVISION: I.R. PROVINCE: GAUTENG MEASURING: 912 (NINE HUNDRED AND TWELVE) SQUARE METRES IN EXTENT AS HELD: UNDER DEED OF TRANSFER. T18837/2011 SITUATED AT: 22 HOLMOAK ROAD, WHYCHWOOD CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: 22 WCHWOOD ROAD SIMMERFIELD INVENTORY: 1 X LOUNGE, 1X DINING ROOM, 1 X KITCHEN, 3 X BEDROOMS, 2 X BATHROOMS DWELLING: 2 X BEDROOMS, 1 X BATHROOM, 1 X KITCHEN, 1 X LOUNGE (The nature, extent, condition and existence of the improvements are not guaranteed) The Purchaser shall in addition to the Sheriff's commission which is 6% (Six percent) on the proceeds of the sale up to a price of R100 000,00 (One Hundred Thousand Rand) and thereafter 3,5% (three comma five percent) on R100 001,00 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 Germiston North at 22 Voortrekker Avenue, Corner 2nd Street, Edenvale. The Sheriff Germiston North will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R50,000,00 (refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The Sheriff Germiston North at 22 Voortrekker Avenue, Corner 2nd Street, Edenvale, during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT, 18 MARCH 2024.

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/ 319733/ C19/NM. -.

AUCTION**Case No: 2021/24340**
Docex: 172, JohannesburgIN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, JOHANNESBURG)**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and RAMALINGAM ASHWIN
PILLAY, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 MAY 2024, 09:00, THE SHERIFF'S OFFICE, 2A MOWBRAY AVENUE, BENONI

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 23rd of August 2022 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the acting Sheriff of the High Court for the district of BENONI on THURSDAY the 16TH day of MAY 2024 at 09:00 at THE SHERIFF'S OFFICE, 2A MOWBRAY AVENUE, BENONI with a reserve price of R370 000.00:

CERTAIN:

A Unit consisting of-

(a) Section No. 20 as shown and more fully described on Sectional Plan Number SS72/1984, in the scheme known as BAVARIAN MEWS in respect of the land and building or buildings situate at BENONI TOWNSHIP, Local Authority Area of the EKURHULENI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 94 (NINETY FOUR) square metres in extent; and

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

Held by Deed of Transfer Number ST2149/2015 Subject to the conditions contained therein.

ZONING: Residential (not guaranteed)

The property is situated at **SECTION 20 (DOOR 20) BAVARIAN MEWS, 136 HARPUR AVENUE, BENONI** and consist of Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 2 Water Closets and a Carport (in this respect, nothing is guaranteed)

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

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

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

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

c) Prospective buyers must 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, 26 MARCH 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg.
Tel: 011 482 5652. Fax: 011 482 5653. Ref: R.NEL/MJ/MAT90018. R. NEL.

AUCTION**Case No: 1380/2022**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, PRETORIA)**In the Matter between NEDBANK LIMITED, PLAINTIFF and KAREN MATSHIKA, ID NO: 910202
0207 08 5, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**09 MAY 2024, 10:00, THE SHERIFF OF THE HIGH COURT KEMPTON PARK/ TEMBISA: 5
ANNEMOON STREET, GLEN MARAIS, EXTENSION 1.**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R280 000.00 will be held by the SHERIFF OF

THE HIGH COURT KEMPTON PARK on the 9th day of MAY 2024 at 10H00 at THE SHERIFF OF THE HIGH COURT KEMPTON PARK 5 ANNEMOON STREET, GLEN MARAIS, EXTENSION 1 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 KEMPTON PARK 5 ANNEMOON STREET, GLEN MARAIS, EXTENSION 1. (1) A unit consisting of: a. Section number 11 as shown and more specifically described as Sectional Plan No. SS359/1993, in the scheme known as DELMIAHOF in respect of the land and building or buildings situate at KEMPTON PARK 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 b. An undivided share of the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD UNDER DEED OF TRANSFER NUMBER: ST57190/2019 AND SUBJECT TO SUCH CONDITIONS AS SET THEREIN 2. An exclusive use area described as PARKING P6 measuring 13 (THIRTEEN) square metre being as such DELMIAHOF in respect of the land and building or buildings situated at KEMPTON PARK TOWNSHIP, LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY as shown more fully described on Sectional Plan Number SS 359/1993 HELD BY NOTARIAL DEED OF CESSION NUMBER SK 8688/2019 AND SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN UNIT 11 DELMIAHOF, 46 LONG STREET, KEMPTON, PARK 1619 Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R50 000.00 (Refundable) 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; the property is a complex consisting of, 1x Bedroom, 1 Kitchen, 1 Bathroom, Dining room, Lounge.

Dated at PRETORIA, 15 APRIL 2024.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA,. Tel: 0123254185. Fax: Thea5@hsr.co.za. Ref: REF: T DE JAGER/RM/NA196. -.

AUCTION

Case No: 37264/2021

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and
NOBANTU NKWANYANA, Id No: 590530 0527 087, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 MAY 2024, 09:30, SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 08TH of FEBRUARY 2022 in terms of which the following property will be sold in execution on 10TH MAY 2024 at 09:30 by SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG to the highest bidder without a reserve price. SECTION NO. 17 AS SHOWN AND MORE FULLY DESCRIBED ON THE SECTIONAL PLAN SS288/2007 IN THE SCHEME KNOWN AS MERLIN MANOR, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT PARKRAND EXTENSION 11 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN 69 (SIXTY NINE) SQUARE METRES IN EXTENT AND AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SCETION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN; AND HELD BY DEED OF TRANSFER NO. ST45639/2015. ("the Property") SITUATED AT: 17 MERLIN MANOR, 1 JUBILEE ROAD, PARKRAND ESTATE. 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 182 LEEUWPOORT STREET, BOKSBURG The offices of the Sheriff for BOKSBURG will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R10 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of THE SHERIFF BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG.

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: J BOTHA/FF/SAHL/0628. -.

AUCTION

**Case No: 56658/2021
Docex: PH46A**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor
and Khulekani Vincent Ngubane - Judgement Debtor**

NOTICE OF SALE IN EXECUTION

14 MAY 2024, 10:00, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Johannesburg South to the highest bidder subject to a reserve price of R300 000.00 and will be held on 14 May 2024 at 10H00 at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview of the undermentioned property of the Execution Debtor on the conditions which may be inspected at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, prior to the sale.

A Unit Consisting Of:

Section No. 3 as shown and more fully described on Sectional Plan No. SS23/2012 in the scheme known as Rosettenville 617 in respect of the land and building or buildings situate at Rosettenville Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said sectional plan, is 128 (One Hundred and Twenty Eight) square metres in extent;

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

Held under Deed of Transfer No. ST44601/2015

situated at Unit 3 Rosettenville 617, 96 Bouquet Street, Rosettenville.

Situated in the Magisterial District of Johannesburg South.

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

Main Building: Entrance Hall, Lounge, Dining Room, Kitchen, Pantry, 2 Bedrooms, Bathroom, 2 Covered Patios.

Outside Buildings: Garage, Staff Quarters, Staff Bathroom.

Sundries: None.

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

Dated at HP Ndlovu Inc, Boksburg, 13 MARCH 2024.

Attorneys for Plaintiff(s): HP Ndlovu Inc C/o NVG Attorneys, Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT3577\BJ\LC. HP Ndlovu Inc, Boksburg.

AUCTION**Case No: 2020/38912
DOCEX 125, JHB**IN THE HIGH COURT OF SOUTH AFRICA
(Gauteng Local Division, Johannesburg)**In the matter between: Absa Bank Limited, 1st Plaintiff and Absa Home Loans Guarantee Company (RF) Pty Ltd, 2nd Plaintiff and Ndlunkulu Trading cc, Defendant**

NOTICE OF SALE IN EXECUTION

16 MAY 2024, 09:00, 2A Mowbray Avenue, Benoni

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 27 JULY 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 BENONI on 16 MAY 2024 at 9:00 at 2A MOWBRAY AVENUE, BENONI, to the highest bidder with a reserve price of R378 000.00.

CERTAIN: ERF 9113 DAVEYTON EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG;

MEASURING: 273 (TWO HUNDRED AND SEVENTY THREE) SQUARE METRES;

HELD: Under Deed of Transfer T48130/2018;

SITUATE AT: 16555 JOUBERT STREET, DAVEYTON EXT. 2, BENONI

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 16555 JOUBERT STREET, DAVEYTON EXT. 2, BENONI consists of: Entrance Hall, Lounge, Dining Room, Kitchen, 3 x Bedrooms and 2 x Bathrooms (The nature, extent, condition and existence of the improvements are not guaranteed); The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF BENONI, 2A MOWBRAY 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 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 BENONI, 2A MOWBRAY AVENUE, BENONI, during normal office hours Monday to Friday, Tel: 072 647 7330, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/MM/MAT37850).

Dated at JOHANNESBURG, 19 MARCH 2024.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Tel: 011-646 0006. Fax: 011 646 0016. Ref: JE/mm/MAT37850. -.

AUCTION**Case No: 2021/26604
DOCEX 125, JHB**IN THE HIGH COURT OF SOUTH AFRICA
(Gauteng Local Division, Johannesburg)**In the matter between: Absa Bank Limited, Plaintiff and Patrick Jurgens Marx, Defendant**

NOTICE OF SALE IN EXECUTION

16 MAY 2024, 09:00, 2A Mowbray Avenue, Benoni

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 16 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 BENONI on 16 MAY 2024 at 9:00 at 2A MOWBRAY AVENUE, BENONI, to the highest bidder with a reserve price of R4 542 000.00.

CERTAIN: ERF 3254 RYNFIELD EXTENSION 55 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG;

MEASURING: 851 (EIGHT HUNDRED AND FIFTY ONE) SQUARE METRES;

HELD: Under Deed of Transfer T33939/2014;

SITUATE AT: 77 WATERBERRY DRIVE, EBOTSE GOLF & COUNTRY ESTATE, RYNFIELD EXTENSION 55, BENONI

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 77 WATERBERRY DRIVE, EBOTSE GOLF & COUNTRY ESTATE, RYNFIELD EXTENSION 55, BENONI consists of: Entrance Hall, Lounge, Dining Room, Living Room, Study, Kitchen, Laundry, 4 x Bedrooms, 4 x Bathrooms, 1 x Separate Toilet and Balcony/Patio. OUTBUILDING: 3 x Garages, Servant quarters: 1 x Bedroom, 1 x Bathroom (The nature, extent, condition and existence of the improvements are not guaranteed);

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

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF BENONI, 2A MOWBRAY 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 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 BENONI, 2A MOWBRAY AVENUE, BENONI, during normal office hours Monday to Friday, Tel: 011 420 1050, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/MM/MAT39737).

Dated at JOHANNESBURG, 19 MARCH 2024.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Tel: 011-646 0006. Fax: 011 646 0016. Ref: JE/mm/MAT39737. -.

AUCTION

**Case No: 2022/024337
DX 31 SANDTON SQUARE**

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

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

NOTICE OF SALE IN EXECUTION

14 MAY 2024, 10:00, Shop No 2 Vista Centre, 22 Hillary Road, Cnr Trevor Street, Gilview

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the **26 JANUARY 2023** in terms of which the below property will be sold in execution by the Sheriff **JOHANNESBURG SOUTH** on **14 MAY 2024** at **10:00** at **SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW** to the highest bidder subject to a reserve price of **R264 000.00**.

REMAINING EXTENT OF ERF 70 TOWNSVIEW TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG,
MEASURING 496 (FOUR HUNDRED AND NINETY-SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T47604/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ("the Immovable Property").

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

MAIN BUILDING CONSISTING OF: **3 bedrooms, 1 bathroom, 1 dining room, 1 lounge, 1 kitchen, 1 scullery, and 1 separate toilet.**

OUT BUILDING CONSISTING OF: **1 bedroom, 1 bathroom and 1 single garage - WHICH CANNOT BE GUARANTEED.**

The property is situated at: **25 NORTH STREET, TOWNSVIEW, JOHANNESBURG SOUTH.**

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff **JOHANNESBURG SOUTH** at **SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW.**

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

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

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

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

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

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

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff **JOHANNESBURG SOUTH** at **SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW** during normal office hours from Monday to Friday.

Dated at Johannesburg, 20 MARCH 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel: 011-292-5777. Fax: 011-2925775. Ref: M PALM/JD/MAT27947. The Citizen.

AUCTION

**Case No: 2022/050501
DOCEX 125, JHB**

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

In the matter between: Absa Bank Limited, 1st Plaintiff and Absa Home Loans Guarantee Company (RF) Pty Ltd, 2nd Plaintiff and Fiaza Maharaj (Nee Mohideen), Defendant

NOTICE OF SALE IN EXECUTION

14 MAY 2024, 11:00, 24 Rhodes Street, Kensington B, Randburg

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 28 JUNE 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 NORTH on 14 MAY 2024 at 11:00 at 24 RHODES STREET, KENSINGTON B, RANDBURG, to the highest bidder with a reserve price of R2 096 000.00.

CERTAIN: ERF 4767 BRYANSTON EXTENSION 25 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG;

MEASURING: 2 000 (TWO THOUSAND) SQUARE METRES;

HELD: Under Deed of Transfer T3129/2022;

SITUATE AT: 10 TIEMIE ROAD, BRYANSTON EXTENSION 25, SANDTON

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 10 TIEMIE ROAD, BRYANSTON EXTENSION 25, SANDTON consists of: Dining Room, Lounge, TV/ Living Room, Kitchen, Pantry, 4 x Bedrooms, 2 x Bathrooms, Laundry, 1 x Outbuilding, Cottage: 1 x Bedroom, 1 x Bathroom, 3 x Garages, 1 x Shed, Swimming Pool and Lapa (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 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 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 NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG. The SHERIFF SANDTON NORTH will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.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 NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG, during normal office hours Monday to Friday, Tel: 011-326-3170/76, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/MM/MAT43724).

Dated at JOHANNESBURG, 14 MARCH 2024.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Tel: 011-646 0006. Fax: 011 646 0016. Ref: JE/mm/MAT43724. -.

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

Case No: 21909/2021
Docex: 364, PRETORIA

In the matter between: NEDBANK LTD, Plaintiff and ILONKA ELSABE KRUGER (ID. 730508 0035 088) N.O., 1st DEFENDANT AS NOMINEE OF: NEDGROUP TRUST LTD and CHRISTINAH GADIFELE BAARTMAN (ID. 830628 0427 082) 2nd DEFENDANT

NOTICE OF SALE IN EXECUTION IMMOVABLE PROPERTY

09 MAY 2024, 10:00, SHERIFF PRETORIA SOUTH WEST AT AZARIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK

PTN 2 (PTN OF PTN 1) OF ERF 1566 PRETORIA TOWNSHIP;

REGISTRATION DIVISION J.R., GAUTENG PROVINCE;

MEASURING 747 (SEVEN HUNDRED AND FORTY SEVEN) SQUARE METRES;

HELD BY DEED OF TRANSFER NUMBER T 00073298/2011

IMPROVEMENTS NOT GUARANTEED:

3 x BEDROOM, 2x BATHROOMS, 1 x KITCHEN, 1 x LIVING ROOM, 2 x GARAGES

COURT RESERVE: R 230 131.15

RATES AT 17 JAN 2024: R 541 435.95

jeanne@pkrynauw.co.za

Dated at PRETORIA, 16 APRIL 2024.

Attorneys for Plaintiff(s): PIERRE KRYNAUW ATTORNEYS, 7 PROTEA STREET, SOETDORING BUILDING, GROUND FLOOR, NORTH WING, DOORINGKLOOF, CENTURION. Tel: 012 667 4155. Fax: 086 758 3571. Ref: REF: CD1092. -.

AUCTION**Case No: 027610/2023**

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration No: 2006/021576/07) Execution Creditor/Plaintiff and MPUMELELO MOKOENA (Identity Number: 880626 5320 087), Execution Debtor/Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 MAY 2024, 10:00, SHERIFF ROODEPOORT SOUTH at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 12th day of OCTOBER 2023 respectively in terms of which the following property will be sold in execution on 10TH day of MAY 2024 at 10H00 by the SHERIFF ROODEPOORT SOUTH at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT to the highest bidder with reserve R850 000.00: A unit consisting of- ERF 1981 MINDALORE EXTENSION 7 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 267 (TWO HUNDRED AND SIXTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NO. T22211/2020 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property") ALSO KNOWN AS: 1981 KGALAGADI STREET, MINDALORE EXT 7, KRUGERSDORP. DOMICILIUM ADDRESS: 69 DRAGON DRIVE, KLIPSPRUIT, SOWETO The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DINING ROOM, KITCHEN, BATHROOM, 3X BEDROOMS, CARPORT (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF ROODEPOORT SOUTH. The office of the SHERIFF ROODEPOORT SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a prerequisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF ROODEPOORT SOUTH at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT. V

Dated at SANDTON, 14 MARCH 2024.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Fax: -. Ref: R GCUMENI/THE1797/0550. -.

AUCTION**Case No: 45795/2021**

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration No: 1962/000738/06), Execution Creditor/Plaintiff and JOSHUA DUMISANI MTSHALI E (Identity Number: 711111 5906 081), Execution Debtor/ Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 MAY 2024, 10:00, SHERIFF ROODEPOORT SOUTH at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 8th SEPTEMBER 2022 in terms of which the following property will be sold in execution on 10TH MAY 2024 at 10:00 by the SHERIFF ROODEPOORT SOUTH at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT to the highest bidder with reserve of R846 000.00 ERF 157 FLEURHOF TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 794 (SEVEN HUNDRED AND NINETY FOUR) SQUARE METRES, HELD UNDER DEED OF TRANSFER NO. T75068/2006. SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY SUBJECT TO THE RESERVATION OF MINERAL RIGHTS. SITUATED AT: 18 KLINKER AVENUE, FLEURHOF DOMICILIUM ADDRESS: 308 UPTOWN BUILDING, 43 ABEL ROAD, BEREA. ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DININGROOM, KITCHEN, 4X BEDROOMS, 2X BATHROOMS OUTBUILDING: 2X GARAGES, TOILET, 1X BEDROOM, BATHROOM (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF ROODEPOORT SOUTH. The office of the Sheriff for ROODEPOORT SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF ROODEPOORT SOUTH at 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT.

Dated at SANDTON, 14 MARCH 2024.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Fax: -. Ref: J Botha/FF/S1663/8704. -.

AUCTION

Case No: 31436/2017

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

In the matter between: SAWINDU 08 (RF) (PTY) LTD Registration Number: 2013/222429/07, Execution Creditor/Plaintiff and GQAMANE: TONGAI NYAMHONDORO (Identity Number: 850121 6124 08 8), Execution Debtor/Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 MAY 2024, 10:00, SHERIFF FOCHVILLE at MAGISTRATES COURT FOCHVILLE, CNR LOSBERG & KERK STREET, FOCHVILLE

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 11TH December 2018 in terms of which the following property will be sold in execution on the 10TH of MAY 2024 at 10H00 by the SHERIFF FOCHVILLE at MAGISTRATES COURT FOCHVILLE, CNR LOSBERG & KERK STREET, FOCHVILLE to the highest bidder with reserve of R70 000.00: ERF 3316 WEDELA EXTENSION 1 TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG IN EXTENT 225

(TWO HUNDRED AND TWENTY-FIVE) SQUARE METRES HELD BY DEED OF TRANSFER T35893/2014 Situated at: 3316 RHINO CRESCENT, WEDELA EXT 1, CARLTONVILLE Domicilium Address: 26 DENEDEL COURT, BOTHA STREET, WESTONARIA ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 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 office of the acting Sheriff of the High Court, SHERIFF FOCHVILLE. The office of the SHERIFF FOCHVILLE will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a prerequisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R5 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF FOCHVILLE at MAGISTRATES COURT FOCHVILLE, CNR LOSBERG & KERK STREET, FOCHVILLE.

Dated at SANDTON, 14 MARCH 2024.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Fax: -. Ref: J BOTHA/FF/HOU82/0051. -.

AUCTION

Case No: 36947/2021

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff and ANDREW BENJAMIN VAN DER HOVEN (Identity Number: 700306 5023 08 4) - 1st Execution Debtor/Defendant and STEPHNI DORRIFI VAN DER HOVEN (Identity Number: 741118 0107 08 0) - 2nd Execution Debtor/Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 MAY 2024, 11:00, SHERIFF SPRINGS at 99-8th STREET, SPRINGS

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 30th MARCH 2023 in terms of which the following property will be sold in execution on 08TH of MAY 2024 at 11h00 by the SHERIFF SPRINGS at 99-8th STREET, SPRINGS to the highest bidder with reserve of R600 000.00: ERF 160 DAGGAFONTEIN TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 1842 (ONE THOUSAND EIGHT HUNDRED AND FORTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER. T16967/2006. SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN. PHYSICAL ADDRESS: 19 SNIPE ROAD, DAGGAFONTEIN ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DINING ROOM, KITCHEN, SCULLERY, 4X BEDROOMS, 2X BATHROOMS OUTBUILDINGS: 3X GARAGES, FLATLET WITH 1X 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, SHERIFF SPRINGS. The office of the SHERIFF SPRINGS will conduct the sale. Advertising costs at current publication rates and sale costs

according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R10 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF SPRINGS at 99-8th STREET, SPRINGS.

Dated at SANDTON, 12 MARCH 2024.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Fax: -. Ref: J BOTHA / FF /S1663/8654. -.

AUCTION

Case No: 2019/23969
Docex: 172, Johannesburg

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and SIMPHIWE VILANE,
Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 MAY 2024, 09:00, THE SHERIFF OF THE HIGH COURT, 2A MOWBRAY AVENUE, BENONI

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 4th of February 2020 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of BENONI on THURSDAY the 16TH day of MAY 2024 at 9H00 at THE SHERIFF OF THE HIGH COURT, 2A MOWBRAY AVENUE, BENONI to the highest bidder subject to a reserve price of R200 000.00.

CERTAIN:

A Unit consisting of -

(a) Section No.7 as shown and more fully described on Sectional Plan No. SS 10/1986 in the scheme known as EL REMO in respect of the land and building or buildings situate at BENONI TOWNSHIP, LOCAL AUTHORITY: EKHURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 81 (EIGHTY ONE) SQUARE METRES in extent, and

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

Held by DEED OF TRANSFER NUMBER ST23619/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: Special Residential (not guaranteed)

The property is situated at **UNIT 7 (DOOR 7) EL REMO, 1619 WOBURN AVENUE, BENONI** and consist of a Lounge, Dining Room, Kitchen, 2 Bedrooms, 1 Bathroom, Shower, a water closet and an out garage (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of **BENONI** situated at **SHERIFF OF THE HIGH COURT, 2A MOWBRAY AVENUE, BENONI** or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

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

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

Dated at JOHANNESBURG, 25 MARCH 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482 5652. Fax: 011 482 5653. Ref: R.NEL/MJ/MAT62681. R. NEL.

AUCTION**Case No: 19874/22**
Docex: 7, PORT ELIZABETHIN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, JOHANNESBURG)**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and HERMAN KARABO THOSAGO, First Defendant and REFILWE THEMBELIHLE MAKHOBA, Second Defendant**

NOTICE OF SALE IN EXECUTION

08 MAY 2024, 11:00, 99-8TH Street, Springs

In pursuance of a judgment dated 7 September 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff of SPRINGS or the Deputy on duty, at Sheriff offices 99-8TH Street, Springs or by way of online auction (depending on level of restriction ITO the Disaster Management Act) on **Wednesday 8 May 2024 at 11h00**, by public auction and with a court set reserve of R826 799.00:

Erf 95 Dersley Township, Registration Division I.R., the Province of Gauteng, in extent: 1 011 (One Thousand and Eleven) Square Metres, Held by Deed of Transfer No: T16195/2016, subject to all the terms and conditions contained therein in the Magisterial District of Ekurhuleni East.

THE PROPERTY IS ZONED: RESIDENTIAL AND IS SITUATED AT 14 SODIUM STREET, DERSLEY.

Description of Property: Single storey brick building with tile roof, pre-cast/brick fencing, outer wall finishing - face brick/plaster, remote driveway gate, inner floor finishing - tiles, 1 master bedroom, 2 bedrooms, 2 bathrooms, kitchen, lounge, family room, dining room, double garage and swimming pool. The description of the property is not guaranteed or warranted.

The Conditions of Sale or the Rules of the auction will be read prior to the sale and may be inspected at the Sheriff's abovementioned offices.

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

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

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

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

c) Payment of a Registration Fee of R15,000.00 in cash

d) Registration Condition.

Dated at GQEBERHA, 17 APRIL 2024.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Tel: 0415027217. Fax: 0415852239. Ref: Reatile Semane. STA269/1049.

AUCTION**Case No: 7008/2022**
Docex: 7, PORT ELIZABETHIN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, JOHANNESBURG)**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and WADEE AND SON PROPERTY INVESTMENTS CC, First Defendant and ABDULHAY WADEE, Second Defendant**

NOTICE OF SALE IN EXECUTION

07 MAY 2024, 10:00, 139 Beyers Naude Drive, Franklin Roosevelt Park

In pursuance of a judgment dated 4 August 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by Sheriff Mr. Indran Adimoolum at the Sheriff's office Johannesburg West, at 139 Beyers Naude Drive, Franklin Roosevelt

Park on Tuesday 7 May 2024 at 10:00, by public auction and with a reserve in the amount of R1,000,000.00:

ERF 266 CROWN GARDENS TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, in extent 1 322 (One Thousand Three Hundred and Twenty-Two) square metres, held by the mortgagor under T7401/2017 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. situated at 7 Regal Place, Crown Gardens, Johannesburg, in the Magisterial District of Johannesburg Central.

Description of Property: Estimate 3 bedrooms, 2 bathroom, 1 kitchen, 1 lounge, with an outbuilding with double garage, workshop, 1 bedroom and 1 bathroom. The description of the property is not guaranteed or warranted.

The Conditions of Sale or the Rules of the auction may be inspected at the sheriff's office: Sheriff Johannesburg West, 139 Bayers Naude Drive, Franklin Roosevelt Park, 24 hours prior to auction.

Registration of the auctions is open the day before from 09:30 to 1pm and closes at 09:30 on the day of auction.

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

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

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

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

c) Payment of a Registration Fee of R30,000 (refundable) via eft

d) Registration Condition.

Dated at GQEBERHA, 17 APRIL 2024.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Tel: 0415027217. Fax: 0415852239. Ref: Reatile Semane. STA269/0913.

AUCTION

Case No: 5309/2019

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

In the matter between: FirstRand Bank Limited, Plaintiff and RUDI SMIT, Defendant

NOTICE OF SALE IN EXECUTION

15 MAY 2024, 10:00, by the SHERIFF CENTURION EAST on 15 MAY 2024 at 10:00 AT 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION

A sale in execution will be held, without reserve, by the **SHERIFF CENTURION EAST** on **15 MAY 2024 at 10:00 AT 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION** of the following property:

ERF 473 ELARDUS PARK TOWNSHIP
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG
MEASURING: 1365 SQUARE METRES
HELD BY DEED OF TRANSFER NO T56496/2012

STREET ADDRESS: 608 NOUGA STREET, ELARDUS PARK, PRETORIA, GAUTENG situated in the PRETORIA MAGISTERIAL DISTRICT AND CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PLACE OF SALE: The sale will take place at the offices of the SHERIFF CENTURION EAST at 33 KERSIE BOOM CRESCENT, ZWARTKOP, CENTURION

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

WELL MAINTAINED PROPERTY. THE DWELLING IS CONSTRUCTED OF BRICK WITH AN IRON ROOF AND CONSISTS OF ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, STUDY, KITCHEN, PANTRY, SCULLERY, 4 BEDROOMS, 2 BATHROOMS, 1 SHOWER, 2 TOILETS, 4 CARPORTS, 1 SERVANTS ROOM, LAUNDRY, OUTSIDE BATHROOM / TOILET, SWIMMING POOL

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Centurion East at 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION, where they may be inspected during normal office hours.

Dated at Pretoria, 08 MARCH 2024.

Attorneys for Plaintiff(s): PDR ATTORNEYS INC, Hatfield Bridge Office Park, Corner Richard & Stanza Bopape (Church) Street, Hatfield, Pretoria. Tel: 012 342 9895. Fax: 012 342 9790. Ref: JJ Strauss/ms/MAT11190. -.

AUCTION

Case No: 2019/84033

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

In the matter between: FirstRand Bank Limited, Plaintiff and MAGDELINE ENNIE MHLANGA, Defendant

NOTICE OF SALE IN EXECUTION

15 MAY 2024, 09:00, SHERIFF' OFFICE, PALM RIDGE, 39A LOUIS TRICHARD AVENUE, ALBERTON NORTH at on 15 MAY 2024 at 09:00

Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve of at least **R1 250 000.00 (one million two hundred and fifty thousand rand)** by the **SHERIFF' OFFICE, PALM RIDGE, 39A LOUIS TRICHARD AVENUE, ALBERTON NORTH at on 15 MAY 2024 at 09:00** of the following property:

ERF 1031 BRACKENDOWNS EXTENSION 1 TOWNSHIP

REGISTRATION DIVISION I.R.

THE PROVINCE OF GAUTENG

MEASURING 1259 (ONE THOUSAND TWO HUNDRED AND FIFTY NINE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T11014/2019

STREET ADDRESS: 87 PALALA STREET, BRACKENDOWNS EXTENSION 1, ALBERTON, GAUTENG PROVINCE, SITUATED IN THE EKURHULENI CENTRAL (ALBERTON) MAGISTERIAL DISTRICT AND CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

CHOSEN DOMICILIUM CITANDI ET EXECUTANDI:

5 BERTHA STREET, TURFFONTEIN, JOHANNESBURG, GAUTENG PROVINCE. AND MORTGAGED PROPERTY ADDRESS BEING: 87 PALALA STREET, BRACKENDOWNS EXTENSION 1, ALBERTON, GAUTENG PROVINCE, SITUATED IN THE EKURHULENI CENTRAL (ALBERTON) MAGISTERIAL DISTRICT AND CITY OF EKURHULENI METROPOLITAN MUNICIPALITY.

PLACE OF SALE: The sale will take place at the offices of the SHERIFF'S OFFICE, PALM RIDGE, 39A LOUIS TRICHARD AVENUE, ALBERTON NORTH at on 15 MAY 2024 at 09:00

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

MAIN BUILDING:

SINGLE STOREY DWELLING, CONSTRUCTED BRICK WITH TILE ROOF CONSISTING OF A LOUNGE, DINING ROOM, 4 BEDROOMS, KITCHEN 2 BATHROOM, 1 SHOWER, 2 TOILET.

OUT BUILDING:

GARAGE SINGLE, DOUBLE CARPORT

OTHER INFORMATION:

SWIMMING POOL PAVING

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF' OFFICE, PALM RIDGE, 39A LOUIS TRICHARD AVENUE, ALBERTON NORTH where they may be inspected during normal office hours.

Dated at Pretoria, 14 MARCH 2024.

Attorneys for Plaintiff(s): PDR ATTORNEYS INC, Hatfield Bridge Office Park, Corner Richard & Stanza Bopape (Church) Street, Hatfield, Pretoria. Tel: 012 342 9895. Fax: 012 342 9790. Ref: JJ Strauss/ms/MAT12778. -.

AUCTION

Case No: 2019/15624

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

In the matter between: FirstRand Bank Limited, Plaintiff and TYRON ROODT, Defendant

NOTICE OF SALE IN EXECUTION

15 MAY 2024, 11:00, SHERIFF SPRINGS at 99 - 8TH STREET, SPRINGS OR BY WAY OF ONLINE AUCTION (DEPENDING ON LEVEL OR RESTRICTION ITO DISASTER MANAGEMENT ACT) at on 15 MAY 2024 at 11:00

Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a no reserve price, by the **SHERIFF SPRINGS at 99 - 8TH STREET, SPRINGS OR BY WAY OF ONLINE AUCTION (DEPENDING ON LEVEL OR RESTRICTION ITO DISASTER MANAGEMENT ACT)** at on **15 MAY 2024 at 11:00** of the following property:

ERF 1181 SELCOURT TOWNSHIP
REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG
MEASURING: 877 SQUARE METRES
HELD BY DEED OF TRANSFER NO T41374/2015
STREET ADDRESS: 4 SIREN STREET, SELCOURT, SPRINGS, GAUTENG PROVINCE Situate in the
EKHURHULENI EAST MAGISTERIAL DISTRICT
AND CITY OF JOHANNESBURG METROPOLITAN
MUNICIPALITY RESIDENTIAL

PLACE OF SALE: The sale will take place at the offices of the SHERIFF SPRINGS at 99 - 8TH STREET, SPRINGS OR BY WAY OF ONLINE AUCTION (DEPENDING ON LEVEL OR RESTRICTION ITO DISASTER MANAGEMENT ACT) at on 15 MAY 2024 at 11:00

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

AN AVERAGE TYPE DWELLING, CONSTRUCTED PAINTED BRICK WITH TILE ROOF CONSISTING OF AN ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN SCULLERY, 3 BEDROOM, 2 BATHROOM, 1 SHOWER, 2 TOILET, DRESSING ROOM, 2 OUT GARAGE, 2 CARPORTS, 2 SERVANTS, 1 LAUNDRY, 1 STOREROOM, 1 BATHROOM AND TOILET.

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF SPRINGS at 99 - 8TH STREET, SPRINGS, where they may be inspected during normal office hours.

Dated at Pretoria, 14 MARCH 2024.

Attorneys for Plaintiff(s): PDR ATTORNEYS INC, Hatfield Bridge Office Park, Corner Richard & Stanza Bopape (Church) Street, Hatfield, Pretoria. Tel: 012 342 9895. Fax: 012 342 9790. Ref: JJ Strauss/ms/MAT12873. -.

AUCTION

Case No: 2022/15943

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

In the matter between: FirstRand Bank Limited, Plaintiff and EMEKA NWOYE & GALATICO LOGISTICS (PTY) LTD, Defendant

NOTICE OF SALE IN EXECUTION

15 MAY 2024, 14:00, THE SHERIFF OFFICE JOHANNESBURG EAST (ACTING), 61 VAN RIEBEECK AVENUE, ALBERTON

Pursuant to a judgment obtained, a sale in execution will be held, with a reserve price of at least R350 000.00 (three hundred and fifty thousand rand), by the **ACTING SHERIFF JOHANNESBURG EAST** on **15 MAY 2024 at 14:00** of the following property:

A unit consisting of:-

(a) Section No. 3 as shown and more fully described on the Sectional Plan No SS137/2005, in the scheme known as CANE CREEK in respect of the land and building or buildings situate at ELANDSPARK

EXTENSION 3 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan, is 76 (SEVENTY SIX) square metres in extent;

and

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

Held by Deed of Transfer No ST16924/2019

STREET ADDRESS:

SITUATED AT: SECTION 3 (DOOR 3) CANE CREEK, PAUL KRUGER STREET, ELANDSPARK EXTENSION 3, MAGISTERIAL DISTRICT, JOHANNESBURG CENTRAL MAGISTERIAL DISTRICT CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

PLACE OF SALE: The sale will take place at the offices of the ACTING SHERIFF JOHANNESBURG EAST, 61 VAN RIEBEEK AVENUE, ALBERTON.

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

A STANDARD 1ST FLOOR UNIT IN A SECURE COMPLEX CONSTRUCTED OF BRICK WITH A TILE ROOF, CONSISTING OF A LOUNGE, KITCHEN, 3 BEDROOMS, 1 BATHROOMS, 1 SHOWER, 2 WATER CLOSETS, CARPORT, BALCONY Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff JOHANNESBURG EAST (ACTING), 61 VAN RIEBEEK AVENUE, ALBERTON, where they may be inspected during normal office hours.

Dated at Pretoria, 08 MARCH 2024.

Attorneys for Plaintiff(s): PDR ATTORNEYS INC, Hatfield Bridge Office Park, Corner Richard & Stanza Bopape (Church) Street, Hatfield, Pretoria. Tel: 012 342 9895. Fax: 012 342 9790. Ref: JJ Strauss/ms/MAT12398. -.

AUCTION

Case No: 40203/2021

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

In the matter between: NEDBANK LIMITED, Registration number 1951/000009/06, Plaintiff and CHANLOU TRADING CC, Registration Number 2002/052033/23, 1st Defendant, LEN H GOBEY, Identity Number 810704 5066 086, 2nd Defendant, CHANTAL L GOBEY, Identity Number 810531 0809 088, 3rd Defendant NKOSINATHI ABSALOM NGEMA, Identity Number 790918 5629 081, 4th Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 10:00, SHERIFF CULLINAN at 1 First Street, Cullinan, Gauteng Province

Pursuant to a Judgment given by the above-mentioned Honourable Court on the 10th of JUNE 2022, 21st of August 2023 and 23rd of November 2023 and a writ of execution on immovable property issued, in terms thereof and the subsequent attachment of the under-mentioned property, the under-mentioned property will be sold in execution on THURSDAY the 9th MAY 2024, time: 10h00, at SHERIFF CULLINAN, to the highest bid offered at 1 First Street, Cullinan, Gauteng Province (Tel: 012 734 1903) Description of property: 20 Penny Street, Rayton, Gauteng Province, being Remaining Extent of Erf 828, Extension 1 Township, Rayton, Registration Division J.R. Gauteng Province, Held by Deed of Transfer T85377/2014, measuring 861 (Eight Dix One) Square metres, Situated at 20 Penny Street, Rayton Ext 1, GAUTENG PROVINCE Improvements: The following information is furnished but not guaranteed: Consisting of 3 X Bedrooms, Kitchen, Lounge, Family Room, 2 Bathrooms, Double Garage 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 purchase price shall be paid by way of an acceptable Bank guarantee within 21 (TWENTY-ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the offices of the SHERIFF HIGH COURT: CULLINAN, 1 First Street, Cullinan, Gauteng Province 3. TAKE FURTHER NOTICE THAT: Rules of this auction is available 24 hours foregoing the sale at the office of the Sheriff, George, Western Cape Province Registration as a buyer, subject to certain conditions, is required i.e: (a) Directions of the Consumer Protection Act 68 of 2008 (URL [http://www/info.gov.za/view/DownloadFileAuction?id=99961](http://www.info.gov.za/view/DownloadFileAuction?id=99961)) (b) Fica-legislation i.r.o. identity and address

particulars (c) Payment of registration fee of R5 000.00 (d) Registration conditions TO: THE SHERIFF OF THE HIGH COURT, CULLINAN

Dated at PRETORIA, 18 JANUARY 2024.

Attorneys for Plaintiff(s): SNYMAN DE JAGER INCORPORATED, Upper Level, Atterbury Boulevard, Cnr Atterbury & Manitoba Street, Faerie Glen, Pretoria Docex 7, Pretoria, P O Box 565, Pretoria, 0001. Tel: (012) 348 3120. Fax: 086 615 5738. Ref: MR A HAMMAN/BOTES/MAT41951. -.

AUCTION

Case No: 51261/2023

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

In the matter between: FNB MORTGAGE LOANS (RF) LTD, Applicant and Fanuel Kagiso Thabulo, ID: 7603086004086, 1st Respondent, Puleng Victoria Thabulo, ID: 7904100427083, 2nd Respondent and City of Ekurhuleni Metropolitan Municipality, 3rd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 MAY 2024, 09:00, Sheriff Benoni at 2A Mowbray Avenue, Benoni

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the **First and Second Respondents** for money owing to the Applicant, obtained in the above Honourable Court, in the suit, **with a reserve price of R700 000.00** to the highest bidder, will be held by the **SHERIFF BENONI at 2A MOWBRAY AVENUE, BENONI** on **16 May 2024 at 09:00AM** of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain:

ERF 2349 CRYSTAL PARK EXTENSION 3 TOWNSHIP;
REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG; MEASURING 813 SQUARE METRES;
HELD BY DEED OF TRANSFER NO. T7773/2020
SUBJECT TO THE CONDITIONS THEREIN CONTAINED
Situated: **23 Parrot Street, Crystal Park, Benoni**

Zoned: **RESIDENTIAL**

The property consists of DWELLING WITH LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, SHOWER, TOILET, DRESSING ROOM AND 4 CARPORTS, OUTSIDE BATHROOM/TOILET AND WENDY. **The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".**

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

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

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

4. The rules of auction are available 24 hours prior to the auction at the offices of the **SHERIFF BENONI at 2A MOWBRAY AVENUE, BENONI**. The office of the SHERIFF BENONI will conduct the sale.

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

(a) Directive of the consumer protection act 68 of 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>)

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

(c) Payment of a refundable registration fee in the amount of **R10 000.00** is payable prior to the commencement of the auction in order to obtain a buyer's card.

(d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the **SHERIFF BENONI at 2A MOWBRAY AVENUE, BENONI**.

Dated at PRETORIA, 08 FEBRUARY 2024.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax: -. Ref: MAT16960 R VAN DEN BURG /LVDW. -.

AUCTION**Case No: 72602/2023**

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 MAY 2024, 09:00, Sheriff's Office, Palm Rige, 39A Louis Trichardt Avenue, Alberton North

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the **1st Respondent** for money owing to the Applicant, obtained in the above Honourable Court, in the suit, **with a reserve price of R579 000.00** to the highest bidder, will be held **AT SHERIFF'S OFFICE, PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH on 15 May 2024 at 09:00AM** of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: **ERF 2641 WATERVALSPRUIT EXTENSION 13 TOWNSHIP; REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG; MEASURING: 300 SQUARE METRES; HELD BY DEED OF TRANSFER NO T90939/2018; SUBJECT TO THE CONDITIONS THEREIN CONTAINED;**

Situated: **2641 Flagblenny Street, Watervalsspruit Ext 13, Midvaal**

Zoned: **RESIDENTIAL**

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

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

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

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

4. The rules of auction are available 24 hours prior to the auction at the **SHERIFF'S OFFICE, PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH**. The office of the Sheriff Palm Ridge, Mr Ian Burton or his deputy will conduct the sale.

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

(a) Directive of the consumer protection act 68 of 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>)

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

(c) Payment of a refundable registration fee in the amount of **R25 000.00** 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, 26 FEBRUARY 2024.

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

AUCTION**Case No: 30/ 2021**IN THE HIGH COURT OF SOUTH AFRICA
(EASTERN CAPE DIVISION, MAKHANDA)

In the matter between: SHACKLETON CREDIT MANAGEMENT (PTY) LTD - Plaintiff/ Execution Creditor and SIVIWE L'KAYA GQEKE (ID: 811203 5375 083) - First Respondent/ Execution Debtor, BOITUMELO GQEKE (ID: 840427 0791 086) - Second Respondent/ Execution Debtor and THE STANDARD BANK OF SA LTD (REG: 1962/000738/06) - Third Respondent/ Execution Debtor

NOTICE OF SALE IN EXECUTION

17 MAY 2024, 12:00, the offices of the Sheriff of the High Court of South Africa Port Elizabeth North, Danellyn Building 12 Theale Street, North End, Port Elizabeth

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

CASE NO: 30/ 2021

In the matter between: -

SHACKLETON CREDIT MANAGEMENT (PTY) LIMITED

Applicant

and

SIVIWE L'KAYA GQEKE

First Respondent

(IDENTITY NUMBER: 8112035375083)

BOITUMELO GQEKE

Second Respondent

(IDENTITY NUMBER: 8404270791086)

THE STANDARD BANK OF SA LIMITED

Third Respondent

(REGISTRATION NUMBER: 1962/000738/06)

NOTICE OF SALE IN EXECUTION

In pursuance of Judgments 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 R 900 000.00** to the highest bidder on 17 May 2024 at 12:00 at the Office of the Sheriff of the High Court of South Africa Port Elizabeth North, Danellyn Building 12 Theale Street, North End, Port Elizabeth.

ERF 836 PARSONS VLEI TOWNSHIP SITUATED IN NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, KING WILLIAM'S TOWN DEEDS OFFICE, MEASURING 785 (SEVEN HUNDRED AND EIGHTY FIVE) SQUARE METRES IN EXTENT,

Held under **DEED OF TRANSFER T5017/2018**Situating at **23 GLENCONNER AVENUE, BRIDGEMEADE, GQEBERHA**

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 - Lynn & Main Attorneys at First Floor, Block E, Upper Grayston Office Park, 150 Linden Street, Strathavon 2196, E-mail: claudiad@lmb.co.za

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 R 100 000.00, 3.5% on R100 000.01 to R400 000.00; 1.5% on the balance of the proceeds of the sale up to a maximum of R 40 000.00, subject to a minimum of R3 000.00 plus VAT on the 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: burglar bars, fence, bathroom, kitchen, lounge area, bedrooms

DATED at JOHANNESBURG on the 22nd of MARCH 2024.LYNN & MAIN ATTORNEYS

Plaintiff's Attorneys

First Floor, Block E, Upper Grayston Office Park

150 Linden Street, Strathavon 2196
 E-mail: claudiad@lmb.co.za
 Ref: W34625/ Vaviplex/ C De Combes
 C/o DE JAGER LORDAN ATTORNEYS
 2 Allen Street, Grahamstown, 6139
 Tel: 046 622 2799
 E-mail: chantal@djaw.co.za

Dated at SANDTON, 03 APRIL 2024.

Attorneys for Plaintiff(s): LYNN & MAIN INCORPORATED, First Floor, Block E, Upper Grayston Office Park 150 Linden Road, Strathavon, 2196. Tel: (011) 784 4852. Fax: -. Ref: W34625/ Vaviplex/ C De Combes. -.

AUCTION

Case No: 028572/2022

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

In the matter between: Absa Bank Limited, Plaintiff and Sindiswa Bomela The Executrix On Behalf Of Estate Late Themba Whadi Kenene, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 10:00, 5 Anemoon Street, Glen Marais Ext 1

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the **05TH FEBRUARY 2024** in terms of which the following property will be sold in execution on **09 MAY 2024**, at **10H00am** at, **SHERIFF KEMPTON PARK & TEMBISA HL: 5 ANEMOON STREET, GLEN MARAIS EXT 1** to the highest bidder with reserve price set in the amount of **R 600 000.00**

Full Conditions of Sale can be inspected at the offices of **SHERIFF KEMPTON PARK & TEMBISA HL: 5 ANEMOON STREET, GLEN MARAIS EXT 1** the sheriff who will be holding the sale, and will also be read out by the Sheriff prior to the sale in execution.

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

CERTAIN: ERF 48 BIRCHLEIGH NOORD EXTENSION 3 TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG; MEASURING 1000 (ONE THOUSAND) SQUARE METERS HELD BY DEED OF TRANSFER NO 70181/06 SUBJECT TO THE CONDITIONS THEREIN CONTAINED, EXECUTABLE FOR THE SAID SUM PLUS COSTS

SITUATED AT: **81 LYDIA STREET, BIRCHLEIGH, KEMPTON PARK**

REGISTRATION DIVISION: **I. R GAUTENG**

MEASURING: **1 000 (ONE THOUSAND) SQUARE METERS**

AS HELD BY THE DEFENDANT UNDER DEED OF TRANSFER NUMBER: 70181/06.

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

IMPROVEMENTS: MAIN BUILDING

THE PROPERTY IS ZONED: **RESIDENTIAL**

1 X 1 KITCHEN

1 X 1 LOUNGE

2 X 1 BATHROOMS

4 X 1 BEDROOM

2 X 1 GARAGES

CONDITION: **FAIR**

DESCRIPTION: **FREESTANDING**

CONSTRUCTION WALLS: **BRICKS**

CONSTRUCTION ROOF: **TILE**

OUT BUILDING(S)

CONDITION: **FAIR**

DESCRIPTION: **2 GARAGES**

FENCING: **BRICK FENCE**

POOL AREA: **YES**

OTHER: **N/A**

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 10H00am. The highest bid obtained will then serve as the opening bid at the live and online sale. Go to sha.online to register and participate online of the under mentioned property of the Defendant(s)/Execution Debtor(s) on conditions of which will lie for inspection at the offices of the **SHERIFF KEMPTON PARK & TEMBISA HL: 5 ANEMOON STREET, GLEN MARAIS EXT 1** prior to the Sale.

DATED at BENONI on this 11TH day of APRIL 2023.

Attorneys of Plaintiff(s),
BHAM & DAHYA
NO 6 LAKEVIEW PLACE
KLEINFONTEIN LAKE
BENONI
TEL: (011) 422 5380
FAX: (011) 421 3185
REF: ABS45/0205
C/O IDA ISMAIL & DAHYA ATTORNEYS
57 3RD AVENUE
MAYFAIR
JOHANNESBURG
2092

Dated at BENONI, 17 APRIL 2024.

Attorneys for Plaintiff(s): Bham and Dahya Attorneys, Number 6 Lakeside Place Kleinfontein Lake Benoni. Tel: 0171100362. Fax: -. Ref: ABS45/0205. 8063715125.

AUCTION

**Case No: 53623/2022
DOCEX 271, JHB**

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

**In the matter between: Nedbank Limited; Plaintiff and MANICUS; ISAAC ANDRIES -
Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 MAY 2024, 10:00, 182 Progress Avenue, Technikon, Roodepoort

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 24 October 2023, in terms of which the following property will be sold in execution on the **10th of May 2024 at 10h00** by the **Sheriff Roodepoort South at 182 Progress Avenue, Technikon, Roodepoort**, to the highest bidder subject to a reserve price as set by Court in the amount of R749 000.00:

Certain Property:

ERF 389 FLORIDA LAKE TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 710 SQUARE METRES, HELD BY DEED OF TRANSFER NO T7084/2017

Physical Address: 17 WIDGEON STREET, FLORIDA LAKE, FLORIDA.

Zoning: Residential

Improvements: The following information is furnished but not guaranteed:

3 bedrooms, 2 bathrooms, kitchen, dining room, 2 carports.

(The nature, extent, condition and existence of the improvements are not guaranteed)

The Purchaser shall in addition to the Sheriff's commission, which is 6%(six percent) on the proceeds of the sale up to a price of R100 000.00(One Hundred Thousand Rand) and thereafter 3.5% (three comma five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1,5% (one comma five percent) on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) and a minimum fee of R3000.00 (Three Thousand Rand) plus Vat thereon, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The property may be taken

possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the conditions. Should the purchaser received possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month for date of occupation to date of transfer.

The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Roodepoort South, 10 Liebenberg Street, Roodepoort.

The Sheriff Roodepoort South will conduct the sale in accordance with the Consumer Protection Act 68 of 2008 as amended and pursuant of a judgement granted against the Defendants for the money owing to the Plaintiff. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

C) Payment of a refundable registration Fee of R30 000.00 prior to the commencement of the auction;

D) Registration conditions: All bidders are required to present their identity documents together with proof of residence for FICA compliance.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Roodepoort South, 10 Liebenberg Street, Roodepoort during normal office hours Monday to Friday.

Dated at RANDBURG, 19 APRIL 2024.

Attorneys for Plaintiff(s): BEZUIDENHOUT VAN ZYL INC., Unit 7 Surrey Square on Republic Cnr Surrey Avenue & Republic Road,, Randburg. Tel: 011 504 5300. Fax: 086 554 3902. Ref: MAT73152/ MONICA. -.

AUCTION

**Case No: 20929 OF 2020
DX 61 JOHANNESBURG**

IN THE MAGISTRATE'S COURT FOR

(THE MAGISTRATES COURT FOR THE DISTRICT OF JOHANNESBURG NORTH HELD AT RANDBURG)

**In the matter between: THE BODY CORPORATE OF LAGUNA SECTIONAL SCHEME, Plaintiff
and GUMEDE CHARLES MXOLISI, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

14 MAY 2024, 11:00, 24 RHODES AVENUE, KENSINGTON B, RANDBURG

SECTION No. 242 as shown and more fully described on Sectional Plan No SS333/2017 in the Scheme known as LAGUNA in respect of the land and buildings situate at 242 LAGUNA, 20 KIPLING ROAD, BARBEQUE DOWNS EXT 57 Township of which section the floor area according to the sectional plan is 55 square metres in extent; and an undivided share in the common property. HELD BY TITLE DEED - ST27339/2018. THE FOLLOWING INFORMATION REGARDING THE PROPERTY IS NOT FURNISHED BUT IN THIS RESPECT NOTHING IS GUARANTEED: DESCRIPTION: SECTIONAL TITLE UNIT; ROOF: TILES; APARTMENTS: KITCHEN, LOUNGE, 2 BEDROOMS, 2 BATHROOMS & CARPORT; ZONING: RESIDENTIAL. THAT the property will be sold to the highest bidder as the reserve price has been set by Court being R900 000.00 and the purchaser must deposit of 10% via EFT on the day of the sale and furnish guarantees for the balance within 30 days payable against registration of transfer. The conditions of sale lie for inspection at THE OFFICES OF THE SHERIFF AT 24 RHODES AVENUE, KENSINGTON B, RANDBURG.

Dated at ROODEPOORT, 18 APRIL 2024.

Attorneys for Plaintiff(s): OTTO KRAUSE INCORPORATED ATTORNEYS, C9, CLEARVIEW OFFICE PARK, 77 WILHEMINA STREET, ALLENSNEK, ROODEPOORT. Tel: 0116752881. Fax: 0116752889. Ref: P ROOS/ AdB/MAT34441. OTTO KRAUSE ATTORNEYS INC.

AUCTION

Case No: 23504/2021

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

In the matter between: NedBank Limited, Plaintiff and LESEGO MATHILDA RANNZWA The Executrix On Behalf Of Estate Late THIZWIHANGWI WALTER RANNZWA, 1st Defendant and LESEGO MATHILDA RANNZWA, 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 MAY 2024, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the **07TH OCTOBER 2022** in terms of which the following property will be sold in execution on **10 MAY 2024**, at **10:00 am** at, **SHERIFF ROODEPOORT: 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT** amount of **R 421 970.36**

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

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

CERTAIN:

SECTION NUMBER 41 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO: SS185/1992, ("THE SECTIONAL PLAN") IN THE SCHEME KNOWN AS HENDAL VILLAS IN RESPECT OF THE LAND AND BUILDINGS OR BUILDINGS SITUATE AT GEORGINA TOWNSHIP; LOCAL AUTHORITY CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 66 (SIXTY SIX) SQUARE METRES IN EXTENT ("THE MORTGAGED SECTION"); AND AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN ("THE COMMON PROPERTY"), HELD BY DEED OF TRANSFER NUMBER ST 4420/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED under Mortgage Bond No. **B003446/12** in favour of the Plaintiff.

SITUATED AT: **136 1st AVENUE, GEORGINA, ROODEPOORT**

REGISTRATION DIVISION: **I.R. CITY OF JOHANNESBURG**

MEASURING: **66 (SIXTY SIX) SQUARE METRES IN EXTENT.**

AS HELD BY THE DEFENDANT UNDER DEED OF TRANSFER NUMBER: ST 4420/2012.

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

IMPROVEMENTS:

THE PROPERTY IS ZONED:

2 BEDROOMS

1 BATHROOM

1 LIVING ROOM

1 KITCHEN

2 GARAGE

OTHER:

OUTER WALL FINISHING: **PLASTER**

ROOF FINISHING: **TILES**

INNER FLOOR FINISHING: **TILES AND CARPETS**

DATED at BENONI on this 05th day of MARCH 2024.

Attorneys of Plaintiff(s),

BHAM & DAHYA

NO 6 LAKEVIEW PLACE

KLEINFONTEIN LAKE

BENONI

1500

TEL: (011) 422 5380

FAX: (011) 421 3185

C/O IDA ISMAIL & DAHYA ATTORNEYS

57 3RD AVENUE

MAYFAIR

JOHANNESBURG

2092

REF: MR DAHYA/**NED/0195**

Dated at BENONI, 16 APRIL 2024.

Attorneys for Plaintiff(s): Bham and Dahya Attorneys, Number 6 Lakeside Place Kleinfontein Lake Benoni. Tel: 0171100362. Fax: -. Ref: NED/0195. 8161641020201.

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AUCTION

**Case No: 4228 OF 2021
DX 61 JOHANNESBURG**

IN THE MAGISTRATE'S COURT FOR
(THE MAGISTRATES COURT FOR THE DISTRICT OF EKURHULENI CENTRAL HELD AT GERMISTON)
**In the matter between: THE BODY CORPORATE OF ITHE KENNEDY SECTIONAL SCHEME,
Plaintiff and MABALA MANTSIRI MATHABATHA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 MAY 2024, 10:30, 22 VOORTREKKER AVENUE, CNR 2ND STREET, EDENVALE

UNIT 124 as shown as shown and more fully described on Sectional Plan No SS70/2010 in the Scheme known as THE KENNEDY in respect of the land and building or buildings situate at SOLHEIM EXT 8, 294,0 of which section the floor area, according to the said sectional plan is 96 square metres in extent; Held under Deed of Transfer ST22883/2014

Also known as UNIT 124 THE KENNEDY, MERCURIUS STREET, SOLHEIM EXT 8 (hereinafter referred to as "the Property")

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

DESCRIPTION: SECTIONAL TITLE UNIT;STOREY:ATTACHED;WALLS:BRICK;ROOF:CORRUGATED IRON; FLOORS: TILES; APARTMENTS: LOUNGE, 2 BEDROOMS, KITCHEN, 2 BATHROOMS, 2 SHOWERS, 2 TOILETS; ZONING: RESIDENTIAL; BOUNDARY: PALISADE FENCING

THAT the property will be sold for cash to the highest bidder with a reserve price set by Court of R721 000.00 (SEVEN HUNDRED AND TWENTY ONE THOUSAND RAND) and the purchaser must deposit 10% on the day of the sale and furnish guarantees for the balance within 30 days payable against registration of transfer.The conditions of sale lie for inspection at THE OFFICES OF THE SHERIFF GERMISTON NORTH.

Take further note that:1. This sale is a sale in execution pursuant to a judgment obtained in the above Court. 2. The Rules of this auction and the full advertisement is available 24 hours before the auction at the office of the Sheriff for Germiston North, 22 Voortrekker Avenue, Cnr 2nd Street, Edenvale. 3. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008.(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o proof of identity and address particulars.; c) Payment of a Registration Fee of R50 000.00 in EFT.; d) Registration conditions. All bidders are required to present their identity document together with their proof of residence for FICA compliance. Each prospective buyer is required to pay a refundable R50 000.00 cash or EFT 3 days prior to the date of sale, Registration Deposit._____

Dated at ROODEPOORT, 18 APRIL 2024.

Attorneys for Plaintiff(s): OTTO KRAUSE INCORPORATED ATTORNEYS, C9, CLEARVIEW OFFICE PARK, 77 WILHEMINA STREET, ALLENSNEK, ROODEPOORT. Tel: 0116752881. Fax: 0116752889. Ref: P ROOS/ AdB/MAT37234. OTTO KRAUSE ATTORNEYS INC.

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AUCTION

**Case No: 2023/34821
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 AUGUST, DEON JONATHAN, First Judgment Debtor & AUGUST, MALANIE THERESA, Second Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

14 MAY 2024, 11:00, 24 Rhode Street, Kensington B, Randburg, 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 Sandton North on 14 May 2024 at 11H00 at Sheriff's Office 24 Rhode Street, Kensington B, Randburg, Gauteng, of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: Section 26 as shown and more fully described on Sectional Plan No SS670/2003, in the scheme known as Villa Torre in respect of the land and building or buildings situated at Sunninghill Extension 150 Township, Local Authority, City of Johannesburg; Measuring 101 (one hundred and one) square meters; Held by the judgment debtor under Deed of Transfer ST79072/2019; Physical address: Unit 26 Villa Torre, 36 Tiati Road, Sunninghill Ext 150, Sandton, Gauteng, in the Magisterial district of Johannesburg North. The following information is furnished, though in this regard nothing is guaranteed: Improvements: Lounge, dining room, kitchen, 2 bedrooms, 2 bathrooms, 1 shower, 1 W/C, 2 carports, 1 covered patio. Terms: The sale is with reserve price of R870,000.00 (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 24 Rhode Street, Kensington B, Randburg, Gauteng.

Dated at Hurlingham, 16 APRIL 2024.

Attorneys for Plaintiff(s): Charl Cilliers Attorneys, Suite 11, 1st Floor, Marula, Hurlingham Office Park, 59 Woodlands Avenue, Hurlingham, Sandton. Tel: 011 325 4500. Fax: 011 325 4503. Ref: CC/bc/FF003879. -.

AUCTION

**Case No: 2020/34670
Docex 55 Randburg**

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

In the matter between: Firststrand Bank Limited t/a First National Bank, Plaintiff and Pretorius, Andries Etienne, 1st Defendant & Pretorius, Sharon Roxanne, 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 MAY 2024, 09:00, 39A Louis Trichardt Avenue, 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 Palm Ridge on 15 May 2024 at 09H00 at Sheriff's Office 39A Louis Trichardt Avenue, Alberton North, Gauteng, of the under mentioned property of the Judgment Debtors, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: Erf 776 Randhart Extension 1 Township, Registration Division IR, The Province of Gauteng, measuring 991 (nine hundred and ninety one) square meters; Held by the judgment debtors under Deed of Transfer T16214/20216; Physical address: 15 Fagan Street, Randhart Ext 1, Alberton, Gauteng. The following information is furnished, though in this regard nothing is guaranteed: Improvements: Main dwelling; Entrance hall, lounge, dining room, study, kitchen, pantry, scullery, 3 bedrooms, 2 bathrooms, 1 shower, 2 w/c, 2 carports, 1 bathroom w/c; Second dwelling: lounge, kitchen, 1 bedroom, 1 shower, 1 w/c; Third dwelling: lounge, kitchen, 1 bedroom, 1 shower, 1 w/c. Terms: The sale is with reserve price of R1,350,000.00 (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). Auction Terms and Conditions of Sale may be inspected at the Office of the Sheriff Palm Ridge at 39A Louis Trichardt Avenue, Alberton North, Gauteng, 24 hours prior to the action. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to register and pay R25,000.00 refundable registration fee and is payable prior to the commencement of the auction.

Dated at Hurlingham, 15 APRIL 2024.

Attorneys for Plaintiff(s): Charl Cilliers Attorneys, Suite 11, 1st Floor, Marula, Hurlingham Office Park, 59 Woodlands Avenue, Hurlingham, Sandton. Tel: 011 325 4500. Fax: 011 325 4503. Ref: CC/bc/FF003778. -.

AUCTION

**Case No: 73298/2017
Docex 55 Randburg**

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

In the matter between: Firststrand Bank Limited t/a First National Bank, Plaintiff and THEMBI ELIZABETH BETTY MASUMBUKA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 10:00, No 1 First Street, Cullinan, 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 Cullinan on 9 May 2024 at 10H00 at Sheriff's Office No 1 First Street, Cullinan, Gauteng, of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: Erf 616 Glenway Estate Township, Registration Division J.R. Province Of Gauteng; Measuring 255 (Two Hundred And Fifty Five) square meters; Held by the judgment debtor under Deed of Transfer T46043/2016; Physical address: 25421 Isiphelo Street, Glenway Estate, Pretoria. The following information is furnished, though in this regard nothing is guaranteed: Improvements: Lounge, Kitchen, 2 Bedrooms, Bathroom, Toilet. Terms: The sale is without a reserve price (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be Secured by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale. Conditions: The sale would be conducted in accordance with the 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 No 1 First Street, Cullinan, Gauteng .

Dated at Hurlingham, 15 APRIL 2024.

Attorneys for Plaintiff(s): Charl Cilliers Attorneys, Suite 11, 1st Floor, Marula, Hurlingham Office Park, 59 Woodlands Avenue, Hurlingham, Sandton. Tel: 011 325 4500. Fax: 011 325 4503. Ref: CC/bc/FF004828. -.

Case No: 24566/2022

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

In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Brinley Anthony Kinsey, First Judgment Debtor and Chereeze Kim George, Second Judgment Debtor

NOTICE OF SALE IN EXECUTION

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

A Sale In Execution of the undermentioned property is to be held by the Sheriff Roodepoort at the Sheriff's Offices, 182 Progress Road, Lindhaven, Roodepoort on Friday, 10 May 2024 at 10h00. Full conditions of sale can be inspected at the Sheriff Roodepoort, at the abovementioned address and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Portion 5 of Erf 191 Whiteridge Ext 6 Township Registration Division: IQ Gauteng Province Measuring: 363 square metres Deed of Transfer: T35347/2018 Also known as: 5 Villa Marie, 7 Jubilee Street, Whiteridge Ext 6. Magisterial District: Johannesburg West Improvements: Dwelling: 3 bedrooms, 2 bathrooms, lounge, dining room, kitchen, 2 garages. Other: Brick fencing, Outer wall finishing - facebrick, Roof finishing - tiles, Inner floor

finishing - tiles. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3.Registration conditions

Dated at Pretoria, 16 APRIL 2024.

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/F7009. -.

Case No: 74338/2019

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

In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Zoyisile Norman Bafo, First Judgment Debtor and Vangile Margaret Bafo, Second Judgment Debtor

NOTICE OF SALE IN EXECUTION

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

A Sale In Execution of the undermentioned property is to be held by the Sheriff Roodepoort at the Sheriff's Offices, 182 Progress Road, Lindhaven, Roodepoort on Friday, 10 May 2024 at 10h00. Full conditions of sale can be inspected at the Sheriff Roodepoort, at the abovementioned address and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 2396 Witpoortjie Ext 9 Township Registration Division: IQ Gauteng Province Measuring: 786 square metres Deed of Transfer: T38778/2005 Also known as: 45 Van Alkmaar Street, Witpoortjie Ext 9, Roodepoort. Magisterial District: Johannesburg West Improvements: Main Building: 4 bedrooms, 3 bathrooms, TV/living room, dining room, lounge, kitchen. Outbuilding: 1 garage, 2 carports, swimming pool, lapa. Other detail: Fencing - precast, outer wall finishing - plaster and facebrick, roof finishing - tiles. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3. Payment of a Registration fee of R 50 000.00 (refundable) 4. Registration conditions

Dated at Pretoria, 16 APRIL 2024.

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/F4871. -.

AUCTION

Case No: 2016/50122

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Execution Creditor) and SHERWOOD ELEVEN THIRTY INVESTMENT CC (First Judgment Debtor), JOHAN LOUW (Second Judgment Debtor) and KAREN LILIAN LOUW (Third Judgment Debtor)

NOTICE OF SALE IN EXECUTION - AUCTION

07 MAY 2024, 11:00, SHERIFF RANDBURG WEST, SHERIFF'S OFFICES, 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 without reserve will be held at SHERIFF RANDBURG WEST, SHERIFF'S OFFICES, UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND on 7 MAY 2024 at 11H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF RANDBURG WEST, SHERIFF'S OFFICES, UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND prior to the sale. ERF 1130 DAINFERN EXTENSON 5 TOWNSHIP, REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG, MEASURING 1087 (ONE THOUSAND AND

EIGHTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER T80128/1996, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, ESPECIALLY SUBJECT TO THE CONDITIONS IN FAVOUR OF THE HOME OWNERS ASSOCIATION also known as 1130 BRADFIELD CRESCENT, DAINFERN EXTENSION 5, GAUTENG. The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN, 2 BATHROOMS, 3 BEDROOMS, 2 GARAGE THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff of the High Court for Randburg West Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 : <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee of - R10 000.00 - in cash (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF RANDBURG WEST, SHERIFF'S OFFICES, UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

Dated at SANDTON, 16 APRIL 2024.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Tel: 0115235300. Fax: 0115235326. Ref: Ms N Mncube - MAT10996. -.

AUCTION

Case No: 45763/2019

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and
Douglas Campbell, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

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

A Sale In Execution of the undermentioned property is to be held by the Sheriff Roodepoort at the Sheriff's Offices, 182 Progress Road, Lindhaven, Roodepoort on Friday, 10 May 2024 at 10h00. Full conditions of sale can be inspected at the Sheriff Roodepoort, at the abovementioned address and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. A Unit consisting of- (a) Section No. 45 as shown and more fully described on Sectional Plan No. S59/2005 in the scheme known as Highlands in respect of the land and building or buildings situated at Little Falls Ext 1 Township, Local Authority: City of Johannesburg Metropolitan Municipality, of which section of the floor are, according to the said sectional plan is 61 (sixty one) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST1943/2005 and ST6468/2006; Also known as Section No. 45 Highlands, Victoria Avenue, Little Falls Ext 1, Roodepoort. Magisterial District: Johannesburg West Improvements: A Sectional Title Unit with: 2 bedrooms, 1 bathroom, living room, kitchen and a carport. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3.Registration conditions

Dated at Pretoria, 16 APRIL 2024.

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/F5825. -.

Case No: 57710/2018IN THE HIGH COURT OF SOUTH AFRICA
(Gauteng Division, Pretoria)**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Buti David Mokoloko, First Judgment Debtor and Grievance Malefu Mokoloko, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

09 MAY 2024, 10:00, 91 General Hertzog Street, Three Rivers, Vereeniging

A Sale In Execution of the undermentioned property is to be held by the Sheriff of the High Court Vereeniging at the Sheriff's offices, 91 General Hertzog Street, Three Rivers, Vereeniging, on Thursday, 09 May 2024 at 10h00. Full conditions of sale can be inspected at the Sheriff of the High Court, Vereeniging, 91 General Hertzog Street, Three Rivers - Tel (016)100 9000 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: Remaining Extent of Erf 693 Vereeniging Township Registration Division: IQ Gauteng Province Measuring: 991 square metres Deed of Transfer: T76065/2005 Also known as: 67A Stanley Avenue, Vereeniging. Magisterial District: Emfuleni Improvements: Main Building: 3 bedrooms, bathroom, kitchen, lounge, dining room, toilet and a garage. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3. The further requirements for registration as a bidder 4. Conditions of sale

Dated at Pretoria, 16 APRIL 2024.

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/F5584. -.

Case No: 009895/2022IN THE HIGH COURT OF SOUTH AFRICA
(Gauteng Division, Pretoria)**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Thevania Naidoo, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

10 MAY 2024, 09:30, 182 Leeuwpoot Street, Boksburg

A Sale In Execution of the undermentioned property is to be held at the office of the Sheriff Boksburg, 182 Leeuwpoot Street, Boksburg on Friday, 10 May 2024 at 09h30. Full conditions of sale can be inspected at the Sheriff Boksburg at 182 Leeuwpoot Street, Boksburg, telephone number (011)917-9923/4. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Portion 8 of Erf 640 Parkdene Ext 2 Township Registration Division: IR Gauteng Province Measuring: 382 square metres Deed of Transfer: T14419/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED AND FAVOUR OF THE FALCON CREST HOMEOWNERS ASSOCIATION REGISTRATION NUMBER: 1994/000029/08 Also known as: Falcon Crest 1, 30 Lanner Street, Parkdene Ext 2, Boksburg. Magisterial District: Ekurhuleni North Improvements: Main Building: 2 bedrooms, 2 bathrooms, shower/toilet, kitchen, family room and 1 garage. Other detail: Freestanding, brick walls, tile roof. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3. Registration conditions

Dated at Pretoria, 16 APRIL 2024.

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/F7117. -.

AUCTION**Case No: 40191/2021
DX 136, PRETORIA**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, PRETORIA)**In the matter between : THE STANDARD BANK OF SOUTH AFRICA LIMITED, (Registration
Number : 1962/000738/06), Plaintiff and KHOLEKA THEMBELA NTWASA Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**09 MAY 2024, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, NO. 1 FIRST STREET,
CULLINAN**

In terms of a judgment granted on 18 FEBRUARY 2022, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on THURSDAY 9 MAY 2024 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, NO. 1 FIRST STREET, CULLINAN, subject to a reserve of R80 000.00 (EIGHTY THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 11644 MAMELODI TOWNSHIP REGISTRATION DIVISION J.R., GAUTENG PROVINCE MEASURING : 297 (TWO HUNDRED AND NINETY SEVEN) SQUARE METRES HELD BY THE DEFENDANT IN HER NAME BY DEED OF TRANSFER T142866/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : Stand 11644, 35 Golden Street, Mamelodi MAGISTERIAL DISTRICT : CULLINAN IMPROVEMENTS 2 x Bedrooms, 1 x Bathroom, 1 x Kitchen, 1 x Lounge, secured with a gate The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTROOTS". Zoning : Residential 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guarantee within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, NO. 1 FIRST STREET, CULLINAN. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) (Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of a registration fee of R10 000,00 by way of cash or EFT. (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description

Dated at PRETORIA, 10 APRIL 2024.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Tel: (012) 321-1008. Fax: (012) 346-2239. Ref: FORECLOSURES / MAT10603 / TH. -.

AUCTION**Case No: 3083/2022
DX 136, PRETORIA**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, PRETORIA)**In the matter between : SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, (Registration
Number : 2006/021576/07), Plaintiff and SHAQEEL ISMAIL MOHAMED Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**10 MAY 2024, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, ROODEPOORT SOUTH, 182
PROGRESS AVENUE, TECHNIKON, ROODEPOORT**

In terms of a judgment granted on 23 SEPTEMBER 2022, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on FRIDAY 10 MAY 2024 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, ROODEPOORT SOUTH, 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT, to the highest bidder, subject to a reserve of R334 389,55 (THREE HUNDRED AND THIRTY FOUR THOUSAND THREE HUNDRED AND EIGHTY NINE RAND AND FIFTY FIVE CENTS). DESCRIPTION OF PROPERTY A Unit consisting of : (a) Section No. 105 as shown and more

fully described on Sectional Plan No. SS33/2016, in the scheme known as WATERSEDGE in respect of the land and building or buildings situated at FLEURHOF EXTENSION 24 TOWNSHIP, LOCAL AUTHORITY : CITY OF JOHANENSBURG of which section the floor area, according to the said sectional plan, is 42 (FORTY TWO) square metres in extent ; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST6593/2016 IMPROVEMENTS 2 x Bedrooms, 1 x Kitchen, 1 x Bathroom, 1 x Toilet The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential MAGESTERIAL DISTRICT : ROODEPOORT 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, ROODEPOORT SOUTH, 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT. Registration as buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of a refundable registration fee of R30 000,00. (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements

Dated at PRETORIA, 10 APRIL 2024.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Tel: (012) 321-1008. Fax: (012) 346-2239. Ref: FORECLOSURES / CLF92640 / TH. -.

AUCTION

Case No: 2021-4392

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

**In the matter between: THE BODY CORPORATE OF STOCKS CITY, Plaintiff and MPHO
ANTONEITTE SYLVIA MOLOI & FOUR OTHERS, Defendants**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

14 MAY 2024, 10h00, 1281 Stanza Bopape Street, Hatfield, Pretoria

AUCTION NOTICE

IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION, PRETORIA

Case Number: 2021 - 4392

In the matter between: **THE BODY CORPORATE OF STOCKS CITY (SS NO. 71/1980)** (PLAINTIFF) AND **MPHO ANTONEITTE SYLVIA MOLOI** (Identity Number: 800916 0634 088) (FIRST DEFENDANT), **PALESA ANGELA ELIZABETH MOLOI** (Identity Number: 590321 0803 086) (SECOND DEFENDANT), **CITY OF TSHWANE METROPOLITAN MUNICIPALITY** (THIRD DEFENDANT), **STANDARD BANK LTD** (FOURTH DEFENDANT) AND **SHERIFF PRETORIA SOUTH EAST** (FIFTH DEFENDANT)

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

14th day of May 2024, the Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without reserve at the office of the Sheriff **Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria** on the **14th day of May 2024 at 10h00**, to the highest bidder.

Full conditions of sale can be inspected at the office of the Sheriff **Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria** and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: **Unit 57, Door 602**, in the scheme known as **Stocks City** with Scheme Number **SS71/1980**, under Title Deed **ST84167/2012**, situated **Unit 57, Door 602, Stocks City, 180 Steve Biko Street, Sunnyside, Pretoria measuring 198.0000 sqm (ONE NINETY-EIGHT SQUARE METRES)**.

Held by Deed of Transfer Number **ST84167/2012**. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as **Unit 57, Door 602, Stocks City, 180 Steve Biko Street, Sunnyside, Pretoria measuring 198.0000 sqm (ONE NINETY-EIGHT SQUARE METRES).**

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

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

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

3. The rules of auction are available 24 hours prior to auction at the offices of the Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria. The Sheriff Pretoria South East, 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 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 - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the **Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria** 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 **Pretoria South East at 1281 Stanza Bopape Street, Hatfield, Pretoria** 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: SF10000400/STOCKS57/NE**

Dated at Johannesburg, 19 APRIL 2024.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview. Tel: 010 001 2628. Fax: -. Ref: SF10000400/STOCKS57/NE. -.

AUCTION

**Case No: 2020/50488
Docex 55 Randburg**

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

**In the matter between: Firststrand Bank Limited t/a First National Bank, Plaintiff and
KHUMALO, BORNWELL GAYISA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 MAY 2024, 09:00, 39A Louis Trichardt Avenue, 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 Palm Ridge on 15 May 2024 at 09h00 at Sheriff's Office 39A Louis Trichardt Avenue, Alberton North, Gauteng, of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: Erf 1179 A P Khumalo Extension 1 Township Registration Division I.R. Province Of Gauteng. Measuring 264 (Two Hundred And Sixty Four) square meters; Held by the judgment debtor under Deed of Transfer T24179/2013; Physical address: Stand 1179, A P Khumalo Extension 1. The following information is furnished, though in this regard nothing is guaranteed: Improvements: Lounge, Kitchen, 2 Bedrooms, Bathroom, Toilet. Terms: The sale is without reserve price (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be Secured by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale. Conditions: The sale would be conducted in accordance with the 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 39A Louis Trichardt Avenue, Alberton North, Gauteng. All

bidders are required to register and pay R25,000.00 refundable registration fee and is payable prior to the commencement of the auction.

Dated at Hurlingham, 11 APRIL 2024.

Attorneys for Plaintiff(s): Charl Cilliers Attorneys, Suite 11, 1st Floor, Marula, Hurlingham Office Park, 59 Woodlands Avenue, Hurlingham, Sandton. Tel: 011 325 4500. Fax: 011 325 4503. Ref: CC/bc/FF004758. -.

Case No: 62021/2019

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 The Obaaku Property Trust, First Judgment Debtor, Richard Asiedu-Darkwah N.O. and Surety, Second Judgment Debtor and The Best Trust Company (JHB)(Pty)Ltd N.O. Represented by Roberto Jorge, Third Judgment Debtor

NOTICE OF SALE IN EXECUTION

09 MAY 2024, 10:00, 5 Anemoon Street, Glen Marais Ext 1, Kempton Park

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Kempton Park and Tembisa at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park on Thursday, 09 May 2024 at 10h00. Full conditions of sale can be inspected at the Sheriff Kempton Park and Tembisa, 5 Anemoon Street, Glen Marais Ext 1, Kempton Park and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. A Unit consisting of- (a) Section No. 57 as shown and more fully described on Sectional Plan No. SS477/1997 in the scheme known as Constantia Place in respect of the land and building or buildings situated at Erf 10 Witfontein Ext 11 Township, Local Authority: City of Ekurhuleni Metropolitan Municipality, of which section of the floor area, according to the said sectional plan is 60 (sixty) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST31286/2005; Also known as Section No. 57 (Door No. B308) Constantia Place, Knoppiesdoring Avenue, Witfontein Ext 11, Kempton Park. Magisterial District: Ekurhuleni North Improvements: A Sectional Title Unit with: 2 bedrooms, 2 bathrooms, lounge, kitchen, walling and paving. Zoning: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3.Registration conditions

Dated at Pretoria, 16 APRIL 2024.

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/F5949. -.

AUCTION

**Case No: 47652/2021
DOCEX 271, JHB**

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

In the matter between: Nedbank Limited; Plaintiff, Plaintiff and THE RAMSON TRUST - 1st Defendant and RAMCHARRUN; NAVEEN N.O. - 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 10:00, 117 BEYERS NAUDE DRIVE, NORTHCLIFF, JOHANNESBURG

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 21st November 2022, in terms of which the following property will be sold in execution on the **9th of May 2024 at 10h00** by the **Acting Sheriff Johannesburg North** at **117 BEYERS NAUDE DRIVE, NORTHCLIFF, JOHANNESBURG**, to the highest bidder subject to such a reserve price as set by Court in the amount of R485 000.00:

Certain Property:

Section No.83 as shown and more fully described on Sectional Plan No. SS210/2007 in the scheme known as The Liberty in respect of the land and building or buildings situate at Johannesburg Township, City of Johannesburg, measuring 46 square metres, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan held under deed of Transfer No. ST44137/2007

Physical Address: 511A The Liberty, Wolmarans street, Braamfontein.

Zoning: Residential

Magisterial District: Johannesburg

Improvements: The following information is furnished but not guaranteed:

1bedroom, 1bathroom, kitchen, living room.

(The nature, extent, condition and existence of the improvements are not guaranteed)

The Purchaser shall in addition to the Sheriff's commission, which is 6%(six percent) on the proceeds of the sale up to a price of R100 000.00(One Hundred Thousand Rand) and thereafter 3.5% (three comma five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1,5% (one comma five percent) on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) and a minimum fee of R3000.00 (Three Thousand Rand) plus Vat thereon, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the conditions. Should the purchaser received possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month for date of occupation to date of transfer.

The Rules of this auction are available 24 hours before the auction at the office of the Acting Sheriff Johannesburg North, 117 BEYERS NAUDE DRIVE, NORTHCLIFF, JOHANNESBURG.

The Sheriff Johannesburg North will conduct the sale in accordance with the Consumer Protection Act 68 of 2008 as amended and pursuant of a judgement granted against the Defendants for the money owing to the Plaintiff. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Refundable Registration Fee of R50 000.00 cash or cheque prior to sale.

D) Registration conditions: All bidders are required to present their identity document together with proof of residence for FICA Compliance.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Acting Sheriff Johannesburg North, **117 BEYERS NAUDE DRIVE, NORTHCLIFF, JOHANNESBURG**, during normal office hours Monday to Friday.

Dated at RANDBURG, 19 APRIL 2024.

Attorneys for Plaintiff(s): BEZUIDENHOUT VAN ZYL INC., Unit 7 Surrey Square on Republic Cnr Surrey Avenue & Republic Road,, Randburg. Tel: 011 504 5300. Fax: 086 554 3902. Ref: MONICA/MAT70161. -.

AUCTION

Case No: 85174/2016

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

**In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and EUNICE
KHENSANI MITILENI, Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**09 MAY 2024, 10:00, THE SHERIFF VEREENIGING, AT 91 GENERAL HERTZOG ROAD, THREE
RIVERS, VEREENIGING**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA SUIT, A SALE WITH A RESERVE PRICE OF R100 000,00 WILL BE HELD BY THE SHERIFF VEREENIGING, AT 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING ON 9 MAY 2024 AT 10:00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE RULES OF THE AUCTION AND CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICES OF THE SHERIFF 24 HOURS PRIOR TO THE AUCTION Certain: ERF 7204 SAVANNA CITY EXTENSION 1 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING : 258 (TWO HUNDRED AND FIFTY EIGHTY) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T65823/2015 Also known as: 2704 CULTIVAR CRESCENT, SAVANNA CITY EXTENSION 1 Zoning: Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 1 X LOUNGE, 1 X KITCHEN, 2 X BEDROOMS, 1 X BATHROOM, 1 X W/C The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at www.greengazette.co.za. The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 calendar days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. Should the purchaser receive possession of the property the purchaser shall be liable for occupation rental at the following rate: 1% calculated on the purchase price per month as per date of sale to date of transfer of property. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R30 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a bidders card.

Dated at.

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Tel: 012 343 2560. Fax: -. Ref: F COETZER/ar/KFM698. -.

AUCTION

Case No: 061711/2022

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

In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Nontokoza Precious Nkonde, Judgment Debtor

NOTICE OF SALE IN EXECUTION

08 MAY 2024, 14:00, 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 Offices, 61 Van Riebeeck Avenue, Alberton on Wednesday, 08 May 2024 at 10h00. Full conditions of sale can be inspected at the offices of the Acting Sheriff Johannesburg East at 61 Van Riebeeck Avenue, Alberton on 010 598 2435/6/7/8, 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. 1. A Unit consisting of- (a) Section No. 15 as shown and more fully described on Sectional Plan No. SS44/1997 in the scheme known as Don Roberto in respect of the land and building or buildings situated at Rewlatch Ext 6 Township, Local Authority: City of Johannesburg Metropolitan Municipality, of which section of the floor are, according to the said sectional plan is 64 (sixty four) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST26930/2019; 2. An Exclusive Use Area described as Parking Bay No. P20 measuring 14 (fourteen) square metres being such part of the common property comprising the land and the scheme known as Don Roberto in respect of the land and building or buildings situated at Rewlatch Ext 6 Township, Local Authority: City of Johannesburg Metropolitan Municipality, as shown and more fully described on Sectional Plan No. SS44/1997, Held by Notarial Deed of Cession Number SK1751/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION. Also known as 15 Don Roberto, 12 Rewlatch Road, Rewlatch Ext 6. Magisterial District: Johannesburg Central Improvements: A Sectional Title Unit with: 2 bedrooms, 1 bathroom, lounge, kitchen, parking. Zoned: Residential Take further notice that: 1. This

sale is a sale in execution pursuant to a judgment obtained in the above court 2. The Rules of this auction is available 24 hours prior to the auction at the office of the Acting Sheriff Johannesburg East, 61 Van Riebeeck Avenue, Alberton. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. Payment of a Registration fee of R 50 000.00 in cash or EFT that must reflect in the Sheriff's account prior to the sale iv. Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. The office of the Sheriff for Johannesburg East will conduct the sale with auctioneers J.A. Thomas and/or P. Ora and/or A. Jegels. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 16 APRIL 2024.

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/F7316. -.

**Case No: 11970/2018
Docex 509, Johannesburg**

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

In the Application between: South African Securitisation Programme (RF) Limited, Applicant, and Yugeshnee Prosothma, First Respondent; Neelandnen Prosothma, Second Respondent; and Standard Bank Limited, Third Respondent

AUCTION - NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

14 MAY 2024, 09:00, Sheriff Sandton South, Unit B6 Lanzerac Office Park, 22 Old Pretoria Main Road, Halfway House, Midrand

In execution pursuant to a Judgment in the High Court of South Africa, Gauteng Local Division Johannesburg, and the Writ of execution issued thereafter, the following fixed property will be sold **WITHOUT RESERVE** in execution on the **14th** day of **MAY 2024** at **09H00** at the **Sheriff's office** situated at **UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND** by the Sheriff Sandton South to the highest bidder on the terms and conditions which will be read by the Sheriff at the time of the sale, which Conditions of Sale may be inspected at the Sheriff's offices **UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND**.

CERTAIN PROPERTY: -

ERF 798, GALLO MANOR, EXTENSION 3

PROVINCE: GAUTENG

MEASURING 2200 (TWO THOUSAND TWO HUNDRES) SQUARE METRES

HELD BY DEED OF TRANSFER NO.77513/2003

PHYSICAL ADDRESS -52 LOTUS STREET, GALLO MANOR EXT 3

MAGISTERIAL DISTRICT -GALLO MANOR

ZONING -UNKNOWN

The following information is furnished regarding the property though no guarantee with regard thereto can be given.

PROPERTY DESCRIPTION: Double Story House, 4 x Bedrooms, 3 x Bathrooms, 1 x Shower, 2 x Toilets, 1 x Dining room, 1 x Lounge, 1 X Study, 1 x Kitchen, 1 x Pantry, 1 x Scullery, Tiled roof, Carpets and tiles floor finishing, Brick walls (Not guaranteed)

TERMS:

1. The sale shall be subject to the terms and conditions of the Supreme 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 immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Sheriff of the High Court, Johannesburg South within 14 (FOURTEEN) days after the date of sale, to be approved by the Applicant's Attorneys.

3. Transfer shall be effected by the attorneys for the Applicant 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 may be inspected at the Sheriff's Office, **UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND**.

5. The Rules of this auction is available 24 hours prior to the auction at the office of the Sheriff of the High Court, Johannesburg South.

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 R50 000,00 EFT

6.4 Registration conditions.

Office of the sheriff of the High Court Johannesburg South. Advertising costs at current publication rates and sale costs according to court rules apply.

DATED AT JOHANNESBURG ON THIS 11TH DAY OF APRIL 2024

KWA ATTORNEYS

Plaintiffs' Attorney

24A Grant Avenue

Victoria, Johannesburg

Docex 509, Johannesburg

Tel: (011) 728 7728

Ref: Mrs. L Kriel / ec / MAT14338

E-mail: lindi@kw.co.za

Dated at Johannesburg, 11 APRIL 2023.

Attorneys for Plaintiff(s): KWA Attorneys, 24A Grant Avenue Victoria, Johannesburg. Tel: 0117287728. Fax: 0117287727. Ref: Mrs L Kriel/ec/MAT14338. -.

AUCTION

**Case No: 2022/43633
589, Johannesburg**

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

**In the matter between: ABSA BANK LIMITED (REG NO: 1986/004794/06) Plaintiff, and THE
PHOTHAMOSI FAMILY TRUST (IT NO: 4625/2006) First Defendant MNGQIBISA: JOSEPH
PHOSANE N.O. Second Defendant**

NOTICE OF SALE IN EXECUTION

10 MAY 2024, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT

This is a Sale in Execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant to Judgments granted against the Second and Third Defendants jointly (in their capacities as trustees of the First Defendant) and jointly and severally with judgment against the Fourth and Fifth Defendants (in their personal capacities) for money owing to the Plaintiff in the above Honourable Court dated the **30 AUGUST 2023** in terms of which the following property will be sold in execution on **FRIDAY**, the **10th** day of **MAY 2024** at **10:00** at 182 Progress Road, Lindhaven Roodepoort to the highest bidder.

CERTAIN PROPERTY: -

ERF 103 RUIMSIG EXTENSION TOWNSHIP; REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG

MEASURING 1514 (ONE THOUSAND FIVE HUNDRED AND FOURTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T26766/09

SITUATE AT: 402 EQUESTRIAN ROAD, RUIMSIG EXTENSION 32, ROODEPOORT, 1724

ZONING: UNKNOWN (NOTHING GUARANTEED); IMPROVEMENTS: The following information is furnished but not guaranteed: -1 x Entrance Hall; 1 x Lounge; 1 x Dining Room; 1 x Kitchen; 1 x Scullery; 4 x Bedrooms; 3 x Bathrooms; 1 x Separate Toilet; 1 x Covered Patio; Wall Type: Face Brick; Roof Type: Clay Tile; Window Type: Wood

Outbuilding consisting of

4 x garages; 1 x staff quarters; 1 x staff bathroom; Wall Type: Face Brick; Roof Type: Clay Tile; Window Type: Wood; (nothing is warranted, and nothing is guaranteed)

The purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the proceeds of the sale up to a price of R100,000.00 (One Hundred Thousand Rand) and thereafter 3.5% (three point five percent) on R100,001.00 to R400,000.00 and 1.5% on the balance of the proceed of the sale, subject to a maximum fee of R40,00.00 (Forty Thousand Seven Hundred and Seventy Seven

Rand) plus VAT and a minimum of R3,000.00 plus VAT, pay a deposit of 10% (Ten 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.

Should the Purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust Account

Account within 21 (Twenty One) days, from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF ROODEPOORT

situate at 182 Progress Road, Lindhaven, Roodepoort.

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

- A) Directive of the Consumer Protection Act 68 of 2008
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R50 000.00.
- D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Roodepoort situate at 182 Progress Road, Lindhaven, Roodepoort, during normal office hours Monday to Friday.

Dated at **JOHANNESBURG** on this the _____ day of **MARCH 2024**.

Dated at JOHANNESBURG, 18 APRIL 2024.

Attorneys for Plaintiff(s): JAY MOTHOBHI INCORPORATED, 9 ARNOLD ROAD, ROSEBANK, 2196. Tel: 011-268-3500. Fax: 086-653-2300. Ref: MR Q OLIVIER/rt/MAT84547****E-MAIL: rebaone@jay.co.za. -

AUCTION

Case No: 2023/071813
Docex: 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and GEORGE JOHANNES RICHARDS, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY
17 MAY 2024, 14:00, 127B KITZINGER AVENUE, BRAKPAN

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 25th of October 2023 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of BRAKPAN on FRIDAY the 17th day of MAY 2024 at 14:00 at 127B KITZINGER AVENUE, BRAKPAN with a reserve price of R799 305.00.

CERTAIN:

ERF 175 BRENTHURST TOWNSHIP
REGISTRATION DIVISION IR, THE PROVINCE OF GAUTENG
MEASURING 874 (EIGHT HUNDRED AND SEVENTY FOUR) SQUARE METRES
HELD BY DEED OF TRANSFER NUMBER T37974/2018
SUBJECT TO THE CONDITIONS THEREIN CONTAINED
ZONING: Special Residential (not guaranteed)

The property is situated at **30 OLGA STREET, BRENTHURST, BRAKPAN** and consist of a Lounge, Dining Room, Study, Kitchen, Scullery, 3 Bedrooms, 2 Bathrooms, 1 Shower, 2 Water Closets, a Dressing Room, 1 Out Garage and 1 Storeroom and Watercloset, with Shade Net Parking and a Patio and Braai (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 **BRAKPAN** situated at **127B KITZINGER AVENUE, BRAKPAN** 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 (cash) which is refundable.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

Dated at JOHANNESBURG, 26 MARCH 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg.
Tel: 011 482 5652. Fax: 011 482 5653. Ref: R.NEL/MJ/MAT103141. R. NEL.

AUCTION

Case No: 2022-003576
Docex: 172, Johannesburg

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 MAY 2024, 10:00, THE SHERIFF OFFICE KEMPTON PARK, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 8th of September 2022 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of KEMPTON PARK on THURSDAY the 16TH day of MAY 2024 at 10:00 at THE SHERIFF OFFICE KEMPTON PARK, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK to the highest bidder with a reserve price of R247 771.55.

CERTAIN: A Unit consisting of -

(a) Section No. 11 as shown and more fully described on Sectional Plan No. SS479/2015, in the scheme known as SHUMBA in respect of the land and building or buildings situate at KEMPTON PARK EXTENSION 7 TOWNSHIP, Local Authority EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 48 (FORTY EIGHT) SQUARE METRES in extent; and

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

Held by DEED OF TRANSFER NUMBER ST66877/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: General Residential (not guaranteed)

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

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

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

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

Dated at JOHANNESBURG, 02 APRIL 2024.

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

AUCTION

Case No: 39252/2018
Docex: PH46A

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

In the matter between: Absa Bank Limited, Judgment Creditor and Molema William Ribane, 1st Judgment Debtor and Bhekisisa Rebecca Lula, 2nd Judgment Debtor

NOTICE OF SALE IN EXECUTION

14 MAY 2024, 10:00, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Johannesburg South to the highest bidder subject to a reserve price of R550 000.00 and will be held at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview on 14 May 2024 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, prior to the sale.

Certain :

Portion 25 of Erf 3555 Naturena Extension 20 Township, Registration Division I.Q., Province of Gauteng, being 49 Bradley Street, Naturena Ext 20

Measuring: 265 (Two Hundred and Sixty Five) Square Metres;

Held under Deed of Transfer No. T31646/2011

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, 3 Bedrooms, 1 Bathroom, 1 Separate Toilet.

Outside Buildings: None.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 04 MARCH 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT428269/AP/RL. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 2022-046983
Docex: 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and NOMATHEMBA JOYCE SIBANDA, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 MAY 2024, 11:00, 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 30th of March 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of ACTING SHERIFF RANDBURG SOUTH WEST on WEDNESDAY the 8TH day of MAY 2024 at 11:00 at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG to the highest bidder with a reserve price of R550 000.00.

CERTAIN:

A Unit consisting of -

(a) Section No. 16 as shown and more fully described on Sectional Plan No. SS112/2001, in the scheme known as ULULAPA II in respect of the land and building or buildings situate at SHARONLEA EXTENSION 17 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 165 (ONE HUNDRED AND SIXTY FIVE) SQUARE METRES in extent; and

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

Held by DEED OF TRANSFER NUMBER ST37620/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: General Residential (not guaranteed)

The property is situated at **SECTION 16 (DOOR 16) ULULAPA II, 649 SUIKERBOSSIE STREET, SHARONLEA EXTENSION 17, RANDBURG, GAUTENG** and consists of a 1 Lounge, 1 Bathroom, 1 Kitchen, 3 Bedrooms, 2 Water Closets, 1 Shower, 1 Carport, 1 Loft room and 2 Patios (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of **ACTING SHERIFF RANDBURG SOUTH WEST** situated at **1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL** or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

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

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

Dated at JOHANNESBURG, 03 APRIL 2024.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., 18 Jan Smuts Avenue, Parktown, Johannesburg. Tel: 011 482 5652. Fax: 011 482 5653. Ref: R.NEL/MJ/MAT103889. R. NEL.



AUCTION

Case No: 25873/21

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 MAMADOU CAMARA (Identity Number: 700414 6295 18 8), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 MAY 2024, 14:00, Sheriff Johannesburg East, 61 Van Riebeeck Avenue Alberton

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 05 OCTOBER 2023 in terms of which the following property will be sold in execution on 15 MAY 2024 at 14:00 at Sheriff Johannesburg East, 61 Van Riebeeck Avenue alberton to the highest bidder with a reserve price of R258 868.23: CERTAIN ERF 2631 JEPPESTOWN TOWNSHIP REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG MEASURING 474 (FOUR HUNDRED AND SEVENTY-FOUR) SQUARE METRES HELD BY DEED OF TRANSFER T9274/2008 SUBJECT TO THE CONDITION THEREIN CONTAINED ("the property") AS HELD: by the Respondent under DEED OF TRANSFER NUMBER NO. T9274/2008 SITUATED AT: 42 ADDERLEY STREET, JEPPESTOWN, JOHANNESBURG The property is zoned residential. Improvements: The following information is furnished but not guaranteed: MAIN DWELLING: 2X BATHROOM 2X LOUNGE 2X DINING ROOM 2X KITCHEN 4X BEDROOM FLATLET 2X BEDROOM 1X BATHROOM (The nature, extent, condition and existence of the improvements are not guaranteed.) The Purchaser shall in addition to the Sheriff's commission, which is 6% on the first R100 000.00; 3.5% on the amount exceeding R100 000.00 to R400 000.00 and 1.5% on the balance thereof, up to a maximum fee of R40 000.00 plus VAT thereon and a minimum of R3 000.00 plus VAT thereon, pay a deposit of 10% (10 percent) of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers,

which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Johannesburg East, 61 Van Riebeeck Avenue Alberton. The Sheriff Johannesburg East will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008 (URL: <http://www.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 EFT. d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Johannesburg East, during normal office hours Monday to Friday.

Dated at PRETORIA, 12 FEBRUARY 2024.

Attorneys for Plaintiff(s): BOKWA LAW INCORPORATED, 210 Justice Mohamed Road Brooklyn PRETORIA. Tel: 012 424 2900. Fax: 012 346 5265. Ref: XN/FC0370. -.

AUCTION

Case No: 68885/18

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

In the matter between: NEDBANK LIMITED, Plaintiff and LESETJA WILFRED LESO, Defendant

NOTICE OF SALE IN EXECUTION

15 MAY 2024, 10:00, Sheriff of the High Court - CENTURION EAST at 33 KERSIEBOOM CRESCENT, ZWARTKOP CENTURION

TAKE NOTICE THAT on the instructions of Stegmanns Attorneys (Ref: DEB10088), Tel: 0861333402 - a unit consisting of a) SECTION NO. 28as shown and more fully described on Sectional Title Plan No.SS389/1998 in the scheme known as ELDORADO in respect of ground and building or buildings situate at ERF 263, THE HOEWES EXTENSION 102 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area according to the said Sectional Plan, is 113 square meters in extent; b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by the Respondent under Deed of Transfer: ST57995/07; c) An exclusive use area described as (TUIN) T28 MEASURING 58 square meters being as such part of the common property comprising the land and scheme known as ELDORADO in respect of the land and building or buildings situated at ERF 363 THE HOEWES EXTENSION 102 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY as shown and more fully described on Sectional Plan No. 389/1998. Held under Notarial Deed of Cession No. SK3234/07; d) An exclusive use area described as (WERF) W28 measuring 9 square metres being as such part of the common property comprising the land and the scheme known as ELDORADO in respect of the land and building or buildings situated at ERF 363 THE HOEWES EXTENSION 102 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY as shown and more fully described on Sectional Plan No.389/1998. Held under Notarial Deed of Cession No. SK3234/07 and situated at SECTION 28, DOOR NR 2 ELDORADO, 136 RABIE ROAD, DIE HOEWES EXT 102- Improvements - Nothing is guaranteed and/or no warranty is given in respect thereof) ("VOETSTOOTS"): 3 BEDROOMS, 2 BATHROOMS, KITCHEN, LOUNGE - (particulars are not guaranteed) will be sold in Execution to the highest bidder, subject to a Court's reserve price, on 15/05/2024 at 10:00 by Sheriff of the High Court - CENTURION EAST at 33 KERSIEBOOM CRESCENT, ZWARTKOP CENTURION. Conditions of sale may be inspected at Sheriff of the High Court - CENTURION EAST at 33 KERSIEBOOM CRESCENT, ZWARTKOP CENTURION. The Purchaser shall on completion of the sale, pay to the Sheriff a deposit of 10% of the purchase price immediately on demand by the sheriff on the day of the sale in cash, by guaranteed cheque or by way of an electronic transfer, provided that satisfactory proof of payment be furnished immediately on demand to the sheriff. The balance of the purchase price shall be paid to the Sheriff against transfer and shall be secured by a bank-guarantee, issued by financial institution to be approved by the execution creditor or his attorney and shall be furnished to the Sheriff within 21 days after the date of sale. The Purchaser shall, pay the Sheriff's commission as follows: 6% on the first R100 000.00 of the proceeds of the sale, and 3.5% on the proceeds of the sale exceeding R100 001.00, to R400 000.00, and 1.5% on the balance of the proceeds to the sale, subject to a maximum commission of R40 000,00 in total and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account). All bidders are required to present their Identity Document together with proof of residence for FICA compliance.

Dated at Pretoria, 21 FEBRUARY 2024.

Attorneys for Plaintiff(s): Stegmans Inc., 379 Lynnwood Road, Menlo Park, Pretoria. Tel: 0861333402. Fax: 0866863903. Ref: DEB10088. -.

AUCTION**Case No: 25088/2021**

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and RUAN JACO VAN STADEN (Identity Number: 910705 5070 08 4), First Defendant and MARJORIE VAN STADEN (Identity Number: 590218 0050 08 2), Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 MAY 2024, 09:00, SHERIFF BENONI, SHERIFF'S OFFICES, 2A MOWBRAY AVENUE, BENONI

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale with a reserve in the amount of R1,475,274.00 will be held at SHERIFF BENONI, SHERIFF'S OFFICES, 2A MOWBRAY AVENUE, BENONI on 16 MAY 2024 at 09H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF BENONI, SHERIFF'S OFFICES, 2A MOWBRAY AVENUE, BENONI prior to the sale. ERF 701 BRENTWOOD EXTENSION 43 TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING 396 (THREE HUNDRED AND NINETY SIX) SQUARE METRES HELD BY DEED OF TRANSFER T21558/2016 also known as UNIT 24 HAMILTON CLOSE, 65 KIRSCHNER ROAD, BRENTWOOD PARK, BENONI the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, DINING ROOM, KITCHEN, SCULLERY, FAMILY ROOM, STUDY, 3 BEDROOMS, 2 BATHROOMS, TOILET AND 2 GARAGES. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The 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, SHERIFF'S OFFICES, 2A MOWBRAY AVENUE, 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 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 BENONI, SHERIFF'S OFFICES, 2A MOWBRAY AVENUE, 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: 011 523 5326. Ref: B Seimenis / S Erasmus / MAT: 12932. -.

AUCTION**Case No: 55808/2020**

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

In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and PATIENCE CHAIBVA BORN ON 08 JANUARY 1984, 1st Defendant and WARREN KUDAKWASHE TENDAUPENYU, ID: 831107 6098 18 8, 2nd Defendant

NOTICE OF SALE IN EXECUTION

14 MAY 2024, 09:00, UNIT B6, LANSEREC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 01 August 2023, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, SANDTON SOUTH, on the 14 May 2024 at 09:00 at the Sheriff's office, UNIT B6, LANSEREC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND subject to a reserve price of R823 886.23: CERTAIN: (1) A unit consisting of: (a) Section No. 34 as shown and more fully described on Sectional Plan no. SS686/2003, in the scheme known as VIA AREZZIO in respect of the land and building or buildings situate at STRATHAVON EXTENSION 43 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said Sectional Plan is 69 (SIXTY NINE) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. AND SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER also known as SECTION 34 VIA AREZZIO STRATHAVON EXTENSION 43, SANDTON ("the Property"); the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 2 X BEDROOMS 1 X BATHROOM 1 X LOUNGE 1 X KITCHEN (The nature, extent, condition and existence of the improvements are not guaranteed.) The Purchaser should pay a deposit of 10% of the purchase price and also the Sheriff of the High Court's fees on the day of the sale and the balance price at registration of transfer, and secured by a bank guarantee approved by Plaintiff's Attorneys, to be given to the Sheriff of the High Court within fourteen days after sale. Should the purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust Account within 21 days (court days) from date of sale as per paragraph 4.3 of the Conditions of Sale in which case any claim for interest shall lapse. The abovementioned property will be sold on the conditions read out by the Sheriff of the High Court at the time of the sale, which will be available for viewing at the abovementioned Sheriff of SANDTON SOUTH at UNIT B6, LANSEREC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND. The Sheriff SANDTON SOUTH, will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation iro proof of identity and address particulars. c) Payment of a Registration Fee of R50 000.00 in cash or EFT. d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff SANDTON SOUTH during normal working hours Monday to Friday.

Dated at KEMPTON PARK, 08 MARCH 2024.

Attorneys for Plaintiff(s): JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Tel: 011 966 7600. Fax: 087 231 6117. Ref: PJ JOUBERT/SL/S13008. -.

AUCTION**Case No: 00823/2022**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG LOCAL DIVISION, JOHANNESBURG)**In the matter between: ABSA BANK LIMITED (Registration Number: 1986/004794/06), Plaintiff and FABIAN LEVINE FREDDIE SCHOLTZ (ID: 771119 5109 082), First Defendant and JULEGA SCHOLTZ (ID: 800505 0246 082), Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 MAY 2024, 08:00, SHERIFF LENASIA NORTH at NO.5 2ND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING)

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 23RD AUGUST 2022 in terms of which the following property will be sold in execution on 08th of MAY 2024 at 08:00 by the SHERIFF LENASIA NORTH at NO.5 2ND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING) to the highest bidder with reserve of R450 000.00. A UNIT CONSISTING OF - a) SECTION NO.5 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS125/2004, IN THE SCHEME KNOWN AS THELMA COURT IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ELDORADO PARK EXTENSION 2 TOWNSHIP: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR IS 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 ENDORESED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NO. ST9222/2014 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. ALSO KNOWN AS: UNIT 5, DOOR 305 THELMA COURT, WITTEBERG AVENUE, ELDORADO PARK The following information is furnished but not guaranteed: MAINBUILDING: 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 LENASIA NORTH. The offices of the Sheriff for LENASIA NORTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a prerequisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 in cash/EFT. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of SHERIFF LENASIA NORTH at NO.5 2ND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING).

Dated at SANDTON, 11 MARCH 2024.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Fax: -. Ref: CMICHAEL/FF/ABS697/2227. -.

AUCTION

Case No: 53127/2021
Docex: P444

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

**In the matter between: Firstrand Bank Limited, Judgement Creditor and Bongiwe
Nonkululeko Sylver-Rose Sandla, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

15 MAY 2024, 09:00, 39A Louis Trichardt Avenue, Alberton North

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Johannesburg) in the abovementioned suit, the Property shall be sold by the Sheriff Palm Ridge to the highest bidder subject to a reserve price of R408 153.14 and will be held at 39A Louis Trichardt Avenue, Alberton North on 15 May 2024 at 09H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 39A Louis Trichardt Avenue, Alberton North, prior to the sale.

A Unit Consisting Of:

Section No. 9 as shown and more fully described on Sectional Plan No. SS16/1992 in the scheme known as Raceview Centre in respect of the land and building or buildings situate at Raceview Township, Local Authority: Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 88 (Eighty Eight) square metres in extent;

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

Held under Deed of Transfer No. ST9700/2016 And subject to such Conditions as set out in the aforesaid Deed

An exclusive use area described as Carport No. P9 measuring 16 (Sixteen) square metres being as such part of the common property, comprising the land and the scheme known as Raceview Centre in respect of the land and building or buildings situate at South Germiston Township, Local Authority: Ekurhuleni Metropolitan Municipality, as shown and more fully described on Sectional Plan No. SS16/1992 held by Notarial Deed of Cession number SK196/1992 And Subject To Such Conditions As Set Out In The Aforesaid Notarial Deed Of Cession.

situated at Unit 9 Raceview Centre, 17 Kipling Street, Raceview

Situated in the Magisterial District of Palm Ridge.

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

Main Building: Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom, 1 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, 08 MARCH 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Vermaak & Partners, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Tel: 0118741800. Fax: 0866781356. Ref: MAT448133/LWEST/LC. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 025551/2022

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and
CHERYL ANN VAN VREDEN, Id No: 720121 0041 080, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**07 MAY 2024, 10:00, SHERIFF JOHANNESBURG WEST at 139 BEYERS NAUDE DRIVE, FRANKLIN
ROOSEVELDT PARK**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 10TH of OCTOBER 2023 in terms of which the following property will be sold in execution on 07TH MAY 2024 at 10:00 by SHERIFF JOHANNESBURG WEST at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK to the highest bidder with reserve of R550,00.00. ERF 2107 NEWLANDS TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, IN EXTENT 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T57505/2001 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property") SITUATED AT: 33 ACKERMAN STREET, NEWLANDS, JOHANNESBURG ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 3X BEDROOMS, 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 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 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK The offices of the Sheriff for JOHANNESBURG WEST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R30 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of THE SHERIFF JOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK.

Dated at SANDTON.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Fax: -. Ref: J BOTHA/FF/SAHL/0628. -.

AUCTION**Case No: 50570/2020**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, PRETORIA)**In the matter between: FIRSTRAND BANK LIMITED Execution Creditor and JOAS THIPE MOTSHABA, 1st Execution Debtor and NTOMBIFIKILE PETRONELLA MOTSHABA 2nd Execution Debtor,**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 MAY 2024, 10:00, THE SHERIFF ROODEPOORT SOUTH, AT 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA SUIT, A SALE WITH A RESERVE PRICE OF R380 000,00 WILL BE HELD BY THE SHERIFF ROODEPOORT SOUTH, AT 182 PROGRESS AVENUE, TECHNIKON, ROODEPOORT ON 10 MAY 2024 AT 10:00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE RULES OF THE AUCTION AND CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICES OF THE SHERIFF 24 HOURS PRIOR TO THE AUCTION Certain: ALL RIGHT, TITLE AND INTEREST IN THE LEASEHOLD IN RESPECT OF PORTION 195 OF ERF 19772 KAGISO EXTENSION 11 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING : 273 (TWO HUNDRED AND SEVENTY THREE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER TL17346/2005 Also known as: 195 MOSES MOHLAHLEDI STREET, KAGISO EXT 11 Zoning: Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 1 X LOUNGE, 1 X KITCHEN, 3 X BEDROOMS, 1 X BATHROOM, 1 X W/C The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at www.greengazette.co.za. The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 calendar days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. Should the purchaser receive possession of the property the purchaser shall be liable for occupation rental at the following rate: 1% calculated on the purchase price per month as per date of sale to date of transfer of property. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R50 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a bidders card.

Dated at .

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Tel: 012 343 2560. Fax: -. Ref: F COETZER/ar/KFM955. -.

AUCTION**Case No: 20459/2022
Docex: 19, Pretoria**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, PRETORIA)**In the matter between: NEDBANK LIMITED PLAINTIFF (previously known as NEDCOR BANK LIMITED), PLAINTIFF and RAMPEDI WALTER MAHLOMOLA DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 10:00, OFFICES OF THE SHERIFF OF THE HIGH COURT PRETORIA SOUTHWEST at AZANIA BUILDING, corner ISCOR AVENUE & IRON TERRACE, WEST PARK

In pursuance of judgment granted by this Honourable Court and a Warrant of Execution issued thereafter, the under mentioned immovable property will be sold in Execution to the highest bidder, subject to conditions of sale, with a reserve of R480 000.00, by THE SHERIFF OF THE HIGH PRETORIA

SOUTHWEST at AZANIA BUILDING, corner ISCOR AVENUE & IRON TERRACE WEST PARK on 09 MAY 2024 at 10h00. Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT PRETORIA SOUTHWEST at AZANIA BUILDING, corner ISCOR AVENUE & IRON TERRACE, WEST PARK 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 16353 ATTERIDGEVILLE EXTENSION 41 TOWNSHIP, REGISTRATION DIVISION: JR, PROVINCE OF GAUTENG LOCAL AUTHORITY: TSHWANE METROPOLITAN MUNICIPALITY MEASURING: 391 (THREE NINE ONE) SQUARE METERS. HELD UNDER DEED OF TRANSFER NUMBER: T32229/2013 PROPERTY ZONED: RESIDENTIAL ALSO KNOWN AS: NO 16353 ATTERIDGEVILLE, EXTENSION 41 ALSO KNOWN AS 37 YESANDLA STREET, ATTERIDGEVILLE, EXT 41. IMPROVEMENTS: PROPERTY CONSISTING OF: TILE ROOF HOUSE, 2 X BEDROOMS, 1 X LIVING ROOM, KITCHEN, 1.0 X BATHROOM AND 2 X CARPORTS. (NOT GUARANTEED) Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation i.r.o. proof of identity and address particulars. c) Payment of a Registration Fee, prior to the commencement of the auction in order to obtain a buyer's card.

Dated at -.

Attorneys for Plaintiff(s): VAN HEERDENS INC t/a VHI ATTORNEYS, i@Consulting Building, Block@ Nature, Block B, 2nd Floor, 472 Botterklapper Street, Die Wilgers, Lynnwood, Pretoria East. Tel: 012-111 0121. Fax: -. Ref: GROENEWALD/LL/GN3323. -.

AUCTION

**Case No: 62825/2021
Docex: PH46A**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O. - Judgement Creditor
and Busisiwe Evelyn Vilakazi - Judgement Debtor**

NOTICE OF SALE IN EXECUTION

10 MAY 2024, 09:30, 182 Leeuwpoot Street, Boksburg

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Boksburg to the highest bidder subject to a reserve price of R520 000.00 and will be held on 10 May 2024 at 182 Leeuwpoot Street, Boksburg at 09H30 of the undermentioned property of the execution debtors on the conditions which may be inspected at 182 Leeuwpoot Street, Boksburg, prior to the sale.

Certain :

Erf 16725 Vosloorus Extension 26 Township, Registration Division I.R., Province of Gauteng, being 16725 Umyeni Street, Marimba Gardens

Measuring: 308(Three Hundred and Eight) square metres;

Held under Deed of Transfer No. T19622/2017

Situated in the Magisterial District of Boksburg

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

Main Building: Dining Room, Family Room, Kitchen, 3 Bedrooms, 1 Bathroom/Toilet

Outside Buildings: None

Sundries: None

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

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

Attorneys for Plaintiff(s): Hammond Pole Ndlovu Inc C/o NVG Attorneys, NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT3614/BJ/RL. Hammond Pole Attorneys.

AUCTION**Case No: 3318/2022
DOCEX 178, PRETORIA**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, PRETORIA)**IN THE MATTER BETWEEN: ABSA BANK LIMITED, Plaintiff and CINDY MARCELLE KATZ,
Defendant**

NOTICE OF SALE IN EXECUTION

17 MAY 2024, 14:00, THE SHERIFF'S OFFICE, BRAKPAN: 127B KITZINGER AVENUE, BRAKPAN

In pursuance of a judgment granted by this Honourable Court on 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 R1 330 000.00, by the Sheriff of the High Court BRAKPAN, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, BRAKPAN: 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 KENLEAF EXTENSION 3 TOWNSHIP

REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 1528 (ONE THOUSAND FIVE HUNDRED AND TWENTY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T22747/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 3 TALL TREES AVENUE, KENLEAF EXTENSION 3, BRAKPAN, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI SOUTH EAST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, STUDY, KITCHEN, LAUNDRY, PANTRY, 3 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET, COVERED PATIO & OUTBUILDINGS: 2 GARAGES, STAFF QUARTERS - BEDROOM, BATHROOM

Dated at PRETORIA, 01 MARCH 2024.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax: 086 206 8695. Ref: U24098/DBS/N FOORD/CEM. -.

AUCTION**Case No: 18410/2018
DOCEX 178, PRETORIA**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, PRETORIA)**IN THE MATTER BETWEEN: ABSA BANK LIMITED, Plaintiff and MAHLOMOLA PETRUS LESHILO
and THERMOCIOUS NHLANHLA LESHILO, Defendants**

NOTICE OF SALE IN EXECUTION

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

In pursuance of judgments granted by this Honourable Court on 12 APRIL 2018 and 27 MARCH 2019, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court 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 1646 LIKOLE EXTENSION 1 TOWNSHIP

REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 330 (THREE HUNDRED AND THIRTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T22803/2013

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: HOUSE 1646 LIKOLE EXTENSION 1, KATLEHONG, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI CENTRAL
 ZONING: RESIDENTIAL
 IMPROVEMENTS: (Not Guaranteed)
 MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM
 TAKE FURTHER NOTICE THAT:

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

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

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

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

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

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

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

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

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

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

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

Dated at PRETORIA, 22 FEBRUARY 2024.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax: 086 206 8695. Ref: U20967/DBS/N FOORD/CEM. -.

AUCTION

Case No: 13976/2017
 N/A

IN THE HIGH COURT OF SOUTH AFRICA
 (IN THE HIGH COURT OF SOUTH AFRICA, GAUTENG LOCAL DIVISION, JOHANNESBURG)
**In the matter between: SHAUN COLE, Plaintiff and Defendant 1) TRACEY FAWELL and
 Defendant 2) GRACEWAY HOLDINGS PROPRIETARY LIMITED**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

14 MAY 2024, 11:00, 24 RHODES STREET, KENSINGTON B, RANDBURG

Full description of property: Erf nr 129, Township Beverly, Ext 4, Registration Division J.R Province of Gauteng, Measuring 487 (four hundred and eighty seven) square meters.

Physical Address: 129 Somerset Gardens, Mulbarton Road, Beverly Hill, Lonehill, Johannesburg.

Under deed of transfer: T481821/2016

Improvements: 3 (Three) Bedroom, 2 (Two) Bathroom, 1 (One) Dining Room, 1 (One) Lounge, 1 (One) Tv/Living Room - Open Plan, 1 (one) Kitchen, Double Garage, Splash Pool, Brick Paving, Complex Security, Fencing - Brick Outer Wall Finishing - Plaster, Roof Finishing - Tiles, Interior Floor Finishing - Tiles.

The address where the conditions can be inspected: Sheriff Sandton North situated at 24 RHODES STREET, KENSINGTON B, RANDBURG

Terms and Conditions and Rules of Sale

1, THE SALE

1.1. The sale shall 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 as www.acts.co.za (the Act) and www.info.gov.za (the Regulations).

1.2. The headings to the clauses are for the purposes of convenience and reference only, and shall not be used in the interpretation of, nor modify, nor amplify the conditions of this sale nor any clause. In these conditions, unless a contrary intention clearly appears, words importing any one gender shall include the other two genders, the singular includes the plural and vice versa, and natural persons include created entities (corporate or otherwise) and vice versa. Any reference to days shall mean business days.

1.3. The property shall be sold by the sheriff to the highest bidder subject to such reserve price, if any, as may be stipulated by a preferent creditor or local authority in terms of court Rules 46(5)(a).

2. MANNER OF SALE

2.1. The property shall be sold by the Sheriff Sandton - North Higher and Lower Courts, to the highest bidder subject to such reserve price, if any, as may be stipulated by a preferent creditor or local authority in terms of Court Rule 46 (5)(a).

2.2. If the sale is subject to a reserve price then should the highest bid be less than the reserve price, the highest bid will be provisionally accepted subject to the purchaser complying with clause 3.1, 4.1 and 5.1; and confirmation by the court. Should the sale not be confirmed by the court all amounts paid by the highest bidder will be refunded.

2.3. The sale shall be for South African Rands and no bid of less than R1,000.00 (one thousand Rand) in value above the preceding bid will be accepted.

2.4 The execution creditor shall be entitled to cancel the sale at any stage before the auction has commenced. The execution creditor shall be entitled to bid at the auction

2.5. If any dispute arises about any bid, the property may again, at the discretion of the Sheriff, be put up for auction.

2.6. If the sheriff makes any mistake in selling, such mistake shall not be binding on any of the parties but shall be rectified immediately.

2.7. If the sheriff suspects that a bidder is unable to pay either the deposit or the balance of the purchase price, the Sheriff may refuse to accept the bid of such bidder or accept it provisionally until the bidder shall have satisfied him/her that he/she is in a position to pay both such amounts. On the refusal of a bid under such circumstances, the property may immediately again be put up for auction.

2.8. On refusal of a bid under such circumstances referred to in clause 2.7 the property may immediately be put up for auction again.

3. OBLIGATIONS OF THE PURCHASER AFTER AUCTION

3.1. The purchaser shall, as soon as possible after the Sheriff announces the completion of the sale by the fall of the hammer, or in any other customary manner, immediately on being requested by the Sheriff sign these conditions of sale.

3.2. If the purchaser has bought as an agent for a principal, then the sale will also be subject to the following conditions:

3.2.1. The principal's address as furnished by the purchaser shall be the address as chosen by the principal as his/her address for the service of all forms, notices and documents in respect of any legal proceeding which may be instituted by virtue hereof (domicilium citandi et executandi).

3.2.2. If the principal is not in existence at the time of the auction the purchaser shall be the contracting party.

3.3. In the event of the purchaser being a Company, Close Corporation or a Trust, a Trustee/ Trustees, or any person acting in representative capacity, then the person signing these conditions of sale shall be deemed to have bound himself/herself/themselves as surety/sureties and co- principal debtor/s for all the obligations of the purchaser (and if applicable, jointly and severally with any other person signing these conditions of sale on behalf of the purchaser), such surety/sureties hereby renouncing their benefits of excussion and division, no value received and errors in calculation, the effect of which he/she/they acknowledges himself/herself/themselves to be aware.

3.4. The purchaser shall not be entitled to nominate a third party to obtain transfer of the property in his/her/its stead. This clause may not be overruled by adding the words "or nominee" or similar wording to the signature of the purchaser or anywhere else.

3.5. If the purchaser is married in community of property, such purchaser shall furnish the Sheriff with written consent of the other spouse, as required in terms of Section 15 (1)(g) of the Matrimonial Property Act 88 of 1984 within 48 hours of the signing of the conditions of sale.

3.6. If the purchaser is married according to Muslim rights, married in terms of customary law in a monogamous marriage, or married in terms of customary law as from 15 November 2000, then both spouses are to sign.

3.7. The purchaser shall on demand sign all necessary transfer and ancillary documents with the transfer attorneys.

4. PAYMENT OF PURCHASE PRICE

4.1. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price by way of bank guaranteed cheque, or by way of an electronic fund transfer, immediately on the fall of the hammer or in any customary manner and provide proof thereof to the satisfaction of the Sheriff.

4.2. The deposit will be deposited immediately by the Sheriff into a trust account held in terms of Section 22 of the Sheriff Act 90 of 1986.

4.3. Should the purchaser fail to pay the deposit and the sheriff's commission on completion of the sale, then the sale shall be null, and void and the Sheriff may immediately put the property up for auction again.

4.4. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney and shall be furnished to the sheriff within 21 days after the date of sale or after the date of confirmation of the sale by the court. Should the purchaser fail to furnish the sheriff with a bank guarantee or fail to pay the balance of the purchase price to the sheriff within the stipulated time period, the sheriff may in his/her sole discretion grant the purchaser a 5 day extension within which to provide the required bank guarantee or make such payment.

4.5. In the event that the purchaser being the execution creditor who is also a consumer exempted in terms of Section 5(2)(b) from the provisions of the Consumer Protection Act, 68 of 2008, the execution creditor shall be required to pay the commission set out in the clause 4.9, without demand, within 7 days. Such execution creditor shall not be required to make any deposit nor furnish a guarantee as provided for in terms of 4.1 and 4.4, except insofar as the purchase price may exceed the total amount as set out in the warrant of execution. The difference between the purchase price and the total amount as set out in the warrant of execution, plus interest as provided for in 4.6, is to be paid or secured to the sheriff within 21 days from the date of sale, without demand. Such execution creditor shall at the date of registration of transfer provide the sheriff with satisfactory proof that the defendant's account has been credited accordingly.

5. SHERIFF COMMISSION SHALL BE PAID within 7 Days without demand, as set out in clause 5.1.

5.1. The Purchaser shall, immediately on demand by the sheriff, pay the Sheriff's commission as follows:

5.1.1. 6% on the first R 100,000.00 of the proceeds of the sale; and

5.1.2. 3.5% on the R 100,000.01 to R 400,000.00; and

5.1.3. 1.5% on the balance of the proceeds of the sale,

subject to a maximum commission of R 40,000.00 in total plus VAT and a minimum of R 3,000.00, 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).

6. FURTHER COSTS AND CHARGES

6.1. The purchaser shall be liable for and pay, within 10 days of being requested to do so by the appointed conveyancer, the following:

6.1.1. If the transfer of the property is not registered within 1 month after the date of the sale, the purchaser shall be liable for payment of interest at the rate of 8.65 % [INSERT RATE AS PER MORTGAGE LOAN AGREEMENT] Nominal Annual Compounded Monthly to the execution creditor, and to any other bondholder at the rate due to them, on the respective amounts of the award in the plan of distribution, as from the expiration of 1 (one) month after the sale to date of transfer.

6.1.2. The purchaser shall be responsible for payment of all costs and charges necessary to effect transfer, including but not limited to conveyancing costs, transfer duty or VAT attracted by the sale and any Deeds Registration Office levies. The purchaser shall further be responsible for payment, within 7 days after being requested to do so by the appointed conveyancer:

6.1.2.1. of all amounts required by the Municipality for the issue of a clearance certificate in terms of section 118(1) of the Local Government Municipal System Act No. 32 of 2000, to effect that all amounts due in connection with immovable property for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for the certificate have been fully paid; and

6.1.2.2. of all levies due to a Body Corporate in terms of section 37 of the Sectional Title Act, No. 95 of 1986 or Home Owners Association.

6.2. The purchaser is hereby informed of the following charges:

6.2.1. Arrear rates and taxes, estimated at R

6.2.2. Arrears charges payable in terms of the Sectional Titles Act, Act 95 of 1996, estimated at R

6.2.3. Arrears levies, estimated at R

6.3. The Sheriff and the Purchaser note that the amount set forth in this clause are a reasonable estimate only. Neither the Sheriff nor the execution creditor warrant the accuracy of this estimate. The Purchaser shall not be able to avoid its obligations hereunder, nor will it have any claims against the Sheriff or the execution creditor, arising out of the fact that the arrears rates and taxes and arrear charges payable in terms of the Sectional Titles Act no 95 of 1986 are greater than the estimated charges set forth herein. The actual amounts owing in respect of the arrear rates and taxes or arrears charges payable in terms of the Sectional Titles Act, 95 of 1996 must be paid by the Purchaser within 7 days after being requested to do so by the attorney attending to the transfer.

7. FICA, AND SIGNING OF TRANSFER DOCUMENTS

7.1. The purchaser shall within 5 days of being requested to do so by the conveyancer furnish the conveyancer with all the information and documents necessary to enable him/her to comply with the Financial Intelligence Centre Act, 2001 (Act No 38 of 2001) and draft all the necessary documents.

7.2. Further, the purchaser shall within 5 days of being requested to do so by the conveyancer sign all necessary documentation in order for the conveyancer to attend to the registration of transfer of the property.

8. COMPLIANCE CERTIFICATE

8.1. The purchaser shall at his/her own cost obtain a valid electrical installations certificate of compliance and test report, in the prescribed format, as provided for in the Electrical Installation Regulations, 2009, issued in terms of the Occupational Health and Safety Act, 1993. The purchaser agrees that this undertaking relieves the Sheriff and the execution creditor from any duty that may be imposed upon either or both of them in terms of Section 10 of the Occupational Health and Safety Act, 1993. The purchaser accordingly agrees that there is no obligation on the Sheriff or execution creditor to furnish the said electrical installations certificate of compliance and test report.

8.2. The purchaser agrees that there is no obligation on the Sheriff or the execution creditor to furnish an Entomologist's certificate.

8.3. If applicable, the purchaser shall at his/her/its own cost obtain a valid gas installation and plumbing certificate of compliance and test report.

8.4. If required, the purchaser shall at his / her / its own cost obtain a valid Entomologist's certificate.

9. POSSESSION, RISK AND OCCUPATION & TITLE DEED, SERVITUDES AND CONDITIONS OF ESTABLISHMENT

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

9.2. The purchaser shall be liable to keep insured all buildings standing on the property sold for the full value of same from the fall of the hammer and the signing of the conditions of sale and payment of the initial deposit to the date of transfer. Failing which the sheriff may effect the insurance at the purchaser's expense.

9.3. The execution creditor and the Sheriff give no warranty that the purchaser shall be able to obtain personal and/or vacant occupation of the property or that the property is unoccupied and any proceedings to evict the occupier(s) shall be undertaken by the purchaser at his/her/its own cost and expense.

9.4. The property is sold as represented by the Title Deeds and diagram and the Sheriff is not liable for any deficiency that may be found to exist. The property is sold as it stands (voetstoots) and without any warranty or representation and also subject to all servitudes and conditions specified in the Deed of Transfer, including any real rights reserved in favour of a developer or body corporate in terms of Section 25 of the Sectional Titles Act, No. 95 of 1986. Notwithstanding anything to the contrary hereinbefore contained, the property is sold free from any title conditions pertaining to the reservation of personal servitudes in favour of third parties and in respect of which servitudes preference has been waived by the holder thereof in favour of the execution creditor.

9.5. The Sheriff and the execution creditor shall not be obliged to point out any boundaries, beacons or pegs in respect of the property hereby sold.

9.6. Upon the purchaser taking possession, the property shall be at the risk and profit of the purchaser.

9.7. The purchaser shall be solely responsible for ejecting any person or other occupier claiming occupation, including a tenant at the purchaser's cost. No obligation to do so shall rest in the sheriff and/or the execution creditor.

10. SALE SUBJECT TO EXISTING RIGHTS

Where the Property is subject to a lease agreement the following conditions apply:

10.1. Insofar as the property is let to tenants and the Sheriff is aware of the existence of such tenancy then:

10.1.1. if that lease was concluded before the execution creditor's mortgage bond was registered, then the property shall be sold subject to such tenancy;

10.1.2. if the lease was concluded after the execution creditor's mortgage bond was registered, the property shall be offered first subject to the lease and if the selling price does not cover the amount owing to the execution creditor as reflected on the Warrant of execution plus interest as per Writ, then the property shall be offered immediately thereafter free of the lease.

10.2. Notwithstanding any of these provisions, the purchaser shall be solely responsible for ejecting any person or other occupier claiming occupation, including a tenant, at the purchaser's cost. No obligation to do so shall rest in the Sheriff and/or the execution creditor.

10.3. The property is furthermore sold subject to any lien or liens in respect thereof.

11. INSURANCE

11.1. The sheriff may demand that any improvements to the property sold shall be immediately insured by the Purchaser for their full value, proof of insurance given to the sheriff and such insurance policy kept in force until transfer is registered; and

11.2. Should the purchaser fail to comply with the obligations as set out in clause 11.1. the sheriff may effect the necessary insurance, on behalf of the purchaser, the costs of which insurance shall be for the purchaser account.

12. BREACH OF AGREEMENT

12.1. If the purchaser fails to carry out any of his obligations under these Conditions of Sale, the sale may be cancelled by a Judge summarily on the report of the Sheriff after due notice to the purchaser, and the property may again be put up for sale; and the purchaser shall be responsible for any loss sustained by reason of his default, which loss may, on the application of any aggrieved creditor whose name appears on the Sheriff's distribution account, be recovered from him under judgment of the Judge pronounced summarily on a written report by the Sheriff, after such purchaser shall have received notice in writing that such report will be laid before the Judge for such purpose; and if he is already in possession of the property, the Sheriff may, on 7 days' notice, apply to a Judge for an order ejecting him or any person claiming to hold under him there from.

12.2. In the event of the sale being canceled as aforesaid the deposit shall be retained by the Sheriff in trust for such period that is stipulated in the judgment in terms of Rule 46(11) or if no such period is stipulated therein then until such time that the property has been sold to a third party and the execution creditor's damages have been quantified and judgment has been granted in respect thereof.

13. ADDRESS FOR LEGAL PROCEEDINGS

13.1. The purchaser chooses the address set out in Annexure "A" hereunder as his/her/its address for the service of all forms, notices and documents in respect of any legal proceedings which may be instituted following from this sale or its cancellation (domicilium citandi et executandi). In the event of the purchaser failing to choose a domicilium citandi et executandi hereunder, the property which is the subject matter of the sale will be deemed to be the purchaser's domicilium citandi et executandi.

14 CONFIRMATION OF THE PURCHASER

14.1. The Sheriff and Purchaser confirm that the property is sold:

_____ With Lease
 _____ Without Lease

For an amount of:

R _____
 (_____)

Which amount excludes the amounts referred to in clause 4.6 (if applicable), 4.7, 4.8 & 4.9 and accepts all further terms and conditions as set out herein, which acceptance is confirmed by his / her signature below:

15 JOINT AND SEVERAL LIABILITY

15.1. In the event of there being more than one purchaser, they will be jointly and severally liable in terms hereof.

16. TRANSFERRING CONVEYANCER

16.1. The execution creditor shall be entitled to appoint the conveyancer to attend to the transfer of the property. The conveyancer's details are as follows:

16.1.1. Name: John Boon.

16.1.2. Name of Firm: Boon, Schreiber - Maritz Attorneys, Conveyancers & Notaries.

16.1.3. Tel: 011 478 0801 // 081 795 3242

Dated at WOODMEAD, 11 APRIL 2024.

Attorneys for Plaintiff(s): VAN ZYL JOHNSON INC, UNIT L3, PINWOOD SQUARE, PINWOOD OFFICE PARK, WOODMEAD, JOHANNESBURG. Tel: 0110645000. Fax: N/A. Ref: K SMITH / SN / COL001. -.

AUCTION

Case No: 2020/28315

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (PLAINTIFF) and
 MATHABA HELTEN MOSHAPE (DEFENDANT)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 MAY 2024, 10:00, SHERIFF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG LOCAL DIVISION, JOHANNESBURG) in the abovementioned suit, a sale without a reserve will be held at SHERIFF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT, on 10 MAY 2024 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT prior to the sale. ERF 342 LINDHAVEN TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 709 (SEVEN HUNDRED AND NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T29977/2013 also known as 8 LILAC STREET, LINDHAVEN, ROODEPOORT. 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: 3 BEDROOMS, 2 BATHROOMS, KITCHEN, DINING ROOM, LOUNGE AND 1 GARAGE. A FLATLET CONSISTING OF: 2 BEDROOMS AND 2 BATHROOMS. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission subject to a maximum of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT.

Dated at SANDTON, 12 APRIL 2024.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Tel: 0115235300. Fax: -. Ref: L Sathekege/R Shaik/MAT15489.

AUCTION

Case No: 35863/2021

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and
BONGANI GLEN RAMPAI (Identity Number: 8103085583 080), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**09 MAY 2024, 10:00, SHERIFF VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL HERTZOG
ROAD, THREE RIVERS PROPER, VEREENIGING**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, JOHANNESBURG) in the abovementioned suit, a sale without a reserve will be held at SHERIFF VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING on 9 MAY 2024 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL HERTZOG ROAD, THREE RIVERS PROPER, VEREENIGING prior to the sale. ERF 741 LAKESIDE TOWNSHIP REGISTRATION DIVISION IQ PROVINCE OF GAUTENG MEASURING 284 (TWO HUNDRED AND EIGHTY FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T40589/2020 also known as 741 TWENTY-SEVENTH STREET, LAKESIDE. The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission subject to a maximum of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL

HERTZOG ROAD, THREE RIVERS, VEREENIGING. C/O LEE ATTORNEYS 51 Elandslaagte Street 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: 011 523 5326. Ref: B SEIMENIS / S Erasmus/ MAT: 17424. -.

Case No: 020148/2022

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

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

NOTICE OF SALE IN EXECUTION

09 MAY 2024, 10:00, 5 Anemoon Street, Glen Marais Ext 1, Kempton Park

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park on Thursday, 09 May 2024 at 10h00. Full conditions of sale can be inspected at the Sheriff Kempton Park & Tembisa, 5 Anemoon Street, Glen Marais Ext 1 and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. A Unit consisting of- (a) Section No. 21 as shown and more fully described on Sectional Plan No. SS726/1994 in the scheme known as Suntide in respect of the land and building or buildings situated at Norkem Park Ext 1 Township, Local Authority: City of Ekurhuleni Metropolitan Municipality, of which section of the floor area, according to the said sectional plan is 82 (eighty two) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST27755/2021; Also known as 21 Suntide Club, 101 Mooi River Drive, Norkem Park Ext 1, Kempton Park. Magisterial District: Ekurhuleni North Improvements: A Sectional Title Unit with: 2 bedrooms, 1 bathroom, TV/living room, kitchen and carport. Zoning: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3.Registration conditions

Dated at Pretoria, 16 APRIL 2024.

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/F7069. -.

AUCTION

**Case No: 2021/43587
Docex 55 Randburg**

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

**In the matter between: Firststrand Bank Limited t/a First National Bank, Plaintiff and
NETSHIFHEFHE, MPH0 GIFT, First Judgment Debtor and MAKOKO, XOLISO PRIDE Second
Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 MAY 2024, 09h30, 182 Leeuwoort Street, Boksburg, Gauteng

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court Boksburg on 10 May 2024 at 09h30 at Sheriff's Office 182 Leeuwoort Street, Boksburg, Gauteng, of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: Erf 20413 Vosloorus Extension 30 Township; Registration Division I.R.; The Province of Gauteng, measuring 282 (two hundred and eighty two) square metres held by the Respondents under deed of transfer T29263/2010 measuring 282 (two hundred and eighty two) square meters; Held by the judgment debtors under

Deed of Transfer T29263/2010;Physical address: 20413 Ipunte Street, Vosloorus Ext 30, Boksburg, Gauteng, in the Magisterial district of Ekurhuleni North.The following information is furnished, though in this regard nothing is guaranteed:Improvements:Lounge, kitchen, 2 bedrooms, 1 bathroom, 1 W/ C.Terms:The sale is with reserve price of R237,000.00 (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be Secured by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale.Conditions:The sale would be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at www.acts.co.za (the Act) and www.info.gov.za (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at 182 Leeuwoort Street, Boksburg, Gauteng.

Dated at Hurlingham, 05 APRIL 2024.

Attorneys for Plaintiff(s): Charl Cilliers Attorneys, Suite 11, 1st Floor, Marula, Hurlingham Office Park, 59 Woodlands Avenue, Hurlingham, Sandton. Tel: 011 325 4500. Fax: 011 325 4503. Ref: CC/bc/FF004043. -.

AUCTION

**Case No: 2016/18581
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 Zwane, Sifiso, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 MAY 2024, 10:00, 182 Progress Road, Lindhaven, Roodepoort, Gauteng

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court Roodepoort on 10 May 2024 at 10H00 at Sheriff's Office 182 Progress Road, Lindhaven, Roodepoort, Gauteng, of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: a Unit consisting of Section No 38 as shown and more fully described on Sectional Plan No SS171/2012, in the scheme known as Mizmor in respect of the land and building or buildings situate at Groblerpark Extension 96, Local Authority: City of Johannesburg, Measuring 65 (sixty five) square meters; Held by the judgment debtor under Deed of Transfer ST47874/2015;Physical address: 38 Mizmor, 773 Byron Street, Groblerpark Ext 96, Roodepoort, Gauteng.The following information is furnished, though in this regard nothing is guaranteed:Improvements: 1 x lounge, 1 x kitchen, 3 x bedrooms, 2 x bathrooms, 1 x shower, 2 x WC, 1 x carport.Terms: The sale is without a reserve price(unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be Secured by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale. Conditions:The sale would be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at www.acts.co.za (the Act) and www.info.gov.za (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at 182 Progress Road, Lindhaven, Roodepoort, Gauteng.

Dated at Hurlingham, 18 MARCH 2024.

Attorneys for Plaintiff(s): Charl Cilliers Attorneys, Suite 11, 1st Floor, Marula, Hurlingham Office Park, 59 Woodlands Avenue, Hurlingham, Sandton. Tel: 011 325 4500. Fax: 011 325 4503. Ref: CC/bc/FF002840. -.

MPUMALANGA

AUCTION

**Case No: 3539/2020
DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA
(MPUMALANGA DIVISION, MBOMBELA (MAIN SEAT))
**IN THE MATTER BETWEEN: ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY
LIMITED ABSA BANK LIMITED, Plaintiff and RICHARD KANYEMBA BEAUTY KANYEMBA,
Defendant**

NOTICE OF SALE IN EXECUTION

**15 MAY 2024, 09:00, THE SHERIFF'S OFFICE, LYDENBURG & BURGERSFORT AREA: 80
KANTOOR STREET, LYDENBURG**

In pursuance of a judgment granted by this Honourable Court on 19 NOVEMBER 2021, a Warrant of Execution issued on 1 DECEMBER 2021, and an Order in terms of Rule 46A(9)(c) granted on 3 MARCH 2023, 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 LYDENBURG & BURGERSFORT AREA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, LYDENBURG & BURGERSFORT AREA: 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. 14 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS23/2014 IN THE SCHEME KNOWN AS LAVERNA IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT PORTION 2 (A PORTION OF PORTION 1) OF ERF 136 LYDENBURG TOWNSHIP, LOCAL AUTHORITY: THABA CHWEU 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 NO. ST14350/2017 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED

(also known as: UNIT 14 LAVERNA, 64 LANGE STREET, LYDENBURG, MPUMALANGA)

MAGISTERIAL DISTRICT: THABA CHWEU

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET & OUTBUILDING: SINGLE CARPORT

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, AC van Rooyen, or his Deputy.

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

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

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

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

5. The rules of the auction and Conditions of Sale may be inspected at the Sheriff's Office, 80 Kantoor Street, Lydenburg, 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 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, 26 FEBRUARY 2024.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax: 086 206 8695. Ref: U23299/DBS/N FOORD/CEM. -.

AUCTION

Case No: 4881/2021

IN THE HIGH COURT OF SOUTH AFRICA
(MPUMALANGA DIVISION MBOMBELA (MAIN SEAT))

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration No: 2006/021576/07), Execution Creditor/Plaintiff and BUZA BUZA RADING PROPRIETARY LIMITED (Registration Number: 2015/082305/07), First Execution Debtor/Respondent and NONTOMBI ADELAIDE MABUZA (Identity Number: 870112 0355 081), Second Execution Debtor/Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 MAY 2024, 09:00, SHERIFF MBOMBELA at 99 JACARANDA AVENUE, MBOMBELA

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 10th day of FEBRUARY 2023 respectively in terms of which the following property will be sold in execution on 08th day of MAY 2024 at 09H00 by the SHERIFF MBOMBELA at 99 JACARANDA AVENUE, MBOMBELA to the highest bidder with reserve R2 100 000.00. A unit consisting of- a) PORTION 179 (A PORTION OF PORTION 80) ERF 3242 NELSPRUIT EXTENSION 14 TOWNSHIP, REGISTRATION DIVISION J.U, PROVINCE OF MPUMALANAGA, IN EXTENT 518 (FIVE HUNDRED AND EIGHTEEN) SQUARE METRES HELD BY DEED TRANSFER NUMBER T10125/2018 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID THE DEED AND SUBJECT TO THE CONDITIONS IMPOSED BY MANOWAY NPC REGISTRATION NUMBER 2016/315310/08; b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPIATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN IS DECALRED SPECIALLY EXECUTABLE. ("the Property") ALSO KNOWN AS: UNIT 25, PORTION 178 LOWVELD COUNTRY MANOR, 21 APPOLLO STREET, NELSPRUIT DOMICILIUM ADDRESS: 16 WAXBILL STREET, STONEHENGE, NELSPRUIT The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DINING ROOM, KITCHEN, STUDY, 3X BEDROOMS, 2X BATHROOMS, TOILET, 2X GARAGES (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF MBOMBELA. The office of the SHERIFF MBOMBELA will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R10 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF MBOMBELA at 99 JACARANDA AVENUE, MBOMBELA.

Dated at SANDTON, 12 MARCH 2024.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Fax: -. Ref: R GCUMENI/FF/THE1797/0369. -.

AUCTION**Case No: 3501/2021**

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff and GOUWS: GEORGE FRANCOIS (ID No: 780412 5057 08 1), Execution Debtor/Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 MAY 2024, 10:00, SHERIFF SECUNDA at 25 PRINGLE STREET, SECUNDA

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 11TH August 2023 in terms of which the following property will be sold in execution on 15TH MAY 2024 at 10:00 by the SHERIFF SECUNDA at 25 PRINGLE STREET, SECUNDA to the highest bidder with reserve of R882 983.36 ERF 2323 EVANDER EXTENSION 5 TOWNSHIP, REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA, MEASURING 1008(ONE THOUSAND AND EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER NO. T4022/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Situated at: 39 PORT ELIZABETH STREET, EVANDER EXTENSION 5, MPUMALANGA ,2280 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DININGROOM, KITCHEN, 4XBEDROOMS, 2XBATHROOMS, 2XGARAGES (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF SECUNDA. The office of the SHERIFF SECUNDA will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R30 000.00 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 SECUNDA at 25 PRINGLE STREET, SECUNDA

Dated at SANDTON, 21 FEBRUARY 2024.

Attorneys for Plaintiff(s): RMT ATTORNEYS, 171 Katherine Street, Liberty Life Office Park Building 2, Second Floor Strathavon, Sandton, 2196, South Africa. Tel: 011 444 3008. Fax: 011 444 3017. Ref: S.MNOKWE/NK/MAT14156. -.

AUCTION**Case No: 1206/2022**

IN THE HIGH COURT OF SOUTH AFRICA
(MPUMALANGA DIVISION - MBOMBELA)

In the matter between: NEDBANK LIMITED - EXECUTION CREDITOR, and PHIZA CALVIN SIBEKO - EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 MAY 2024, 10:00, The Sheriff's Office, 80 Kantoor Street, Lydenburg

DESCRIPTION:

A unit consisting of - a) Section Number 54 as shown and more fully described on Sectional Plan Number SS 111/2008, in the scheme known as ARENDSIG in respect of the land and building or buildings situate at ERF 5454 IN THE TOWN LYDENBURG EXTENSION 48, THABA CHWEU LOCAL MUNICIPALITY, of which section the floor area, according to the said Sectional Plan, is 123 (ONE

HUNDRED AND TWENTY-THREE) square metres in extent; and; b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. /HELD UNDER DEED OF TRANSFER NOST2018/2016 /SUBJECT TO THE CONDITIONS CONTAINED THEREIN("the mortgaged property") /The physical address is:SECTION NUMBER 54, DOOR NUMBER 54, AREDNSIG, LYDENBURG - Main dwelling - residential home: 3X BEDROOM / 2X BATHROOM / 1X LIVING ROOM 1X KITCHEN / 1X GARAGE - Nothing in this regard is guaranteed.1.The sale shall be held with a reserve of R600 000.00 / 2.The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3.The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4.Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6.Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7. The full conditions of sale may be inspected at SHERIFF'S OFFICES, 80 KANTOOR STREET, LYDENBURG / 8.Registration as a buyer is a prerequisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 (URL<http://www.info.gov.za/view/DownloadfileAction?id=99961>) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance. / 11. All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

Dated at NELSPRUIT, 22 MARCH 2024.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Tel: 013 752 4459. Fax: 013 755 3897. Ref: M MARITZ/NED4/0150. -.

WESTERN CAPE

AUCTION

**Case No: 3862/2020
Docex 4, Parow**

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

In the matter between: Firstrand Bank Limited, Plaintiff, Plaintiff and Shari Quintina Solomons - First Defendant Tuarian Thomas Solomons - Second Defendant, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 MAY 2024, 10:00, Sheriff Mitchell's Plain South, 48 Church Way, Strandfontein Village, Mitchell's Plain

In execution of the judgment in the High Court, granted on 5 March 2021, the under-mentioned property will be sold in execution on **8 May 2024 at 10h00**, by the Sheriff of Mitchell's Plain South, at the Sheriff's offices at 48 Church Way, Strandfontein Village, Mitchells' Plain, with a reserve of **R550 000 .00**, to the highest bidder: **-ERF: 5019 - Mitchell's Plain**, situate in the City of Cape Town, Cape Division, Province Western Cape measuring **238** square metres and held by Deed of Transfer No. **T16404/2015** -and known as **9 Mauritius Way, Portland, Mitchell's Plain**.

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

PROPERTY DESCRIPTION:

Main Dwelling

A residential dwelling consisting of a brick building under a tile / iron roof consisting of a lounge, kitchen, 4 x bedrooms, bathroom, shower, 2 x toilets, garage and a carport.

Second Dwelling

A residential dwelling consisting of a brick building under a tile / iron roof consisting of a lounge, kitchen, bedroom, bathroom, toilet.

Reserved price: The property will be sold with a reserve of R550 00.00.
 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 Mitchell's Plain South at the address being; 48 Church Way, Strandfontein Village, Mitchell's Plain

Dated at Parow, 27 FEBRUARY 2024.

Attorneys for Plaintiff(s): Cohen Shevel & Fourie, 40 McInttyre Road, Parow. Tel: 021 939 5120. Fax: 086 721 3811. Ref: TO Price/zvw/F53325. 1.

AUCTION

**Case No: 6816/2018
Docex 4, Parow**

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

In the matter between: Firstrand Bank Limited, Plaintiff and Johan Stoffels - Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 MAY 2024, 11:00, Sheriff Cape Town East, Unit 15 Macias Industrial Park, Cnr Montague Drive & BP Road, Montague Gardens

In execution of the judgment in the High Court, granted on 20 August 2020, the under-mentioned property will be sold in execution on 8 May 2024 at 11h00 at the offices of the sheriff Cape Town East at Unit 15 Macia Industrial Park, Cnr Montague Drive & BP Road, Montague Gardens, **subject to a reserve price of R300 000.00**, to the highest bidder.

ERF: 121091 - CAPE TOWN, situate in the City of Cape Town, Cape Division, Province Western Cape measuring 259 square metres and held by Deed of Transfer No.T48059/2013 - And known as: 23 See Square Street, Factreton, Maitland

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 a lounge, kitchen, 2 x bedrooms, bathroom, toilet, storeroom, and a bathroom / toilet.

Reserved price: The property will be sold with a reserve of R300 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 Cape Town East at the address being;

Unit 15 Macia Industrial Park, Cnr Montague Drive & BP Road, Montague Gardens

Dated at Parow, 06 MARCH 2024.

Attorneys for Plaintiff(s): CSF ATTORNEYS INC, 40 McInttyre Road, Parow. Tel: 021 939 5120. Fax: 086 721 3811. Ref: TO Price/zvw/F53329. 1.

AUCTION

Case No: 2748/2022

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and JOHN

DAVID MATHIAS, Identity Number 7004195193086 (First Defendant) and FELICIA CHRISTINA MATHIAS, Identity Number 7303120094082 (Second Defendant)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 MAY 2024, 11:00, AT THE SHERIFF'S OFFICE KNOWN AS UNIT B5, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER

1. Property: **28 Amandel Road, Bonteheuwel**
2. Domicile: **28 Amandel Road, Bonteheuwel**
3. Residential: **28 Amandel Road, Bonteheuwel**

In execution of a judgment of the above honourable court dated **22 November 2023**, the undermentioned immovable property will be sold in execution on **Wednesday, 15 May 2024 at 11:00** at the **Sheriff's Office of Goodwood Area 2**

ERF 135979 Bonteheuwel, In the City of Cape Town, Cape Division, Western Cape Province;

In Extent: **251 square metres**

Held by Deed of Transfer No. **T60642/2003**

ALSO KNOWN AS: **28 Amandel Road, Bonteheuwel**

CONDITIONS OF SALE:

1. The sale is subject to:
 - 1.1 The sale is conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, 68 of 2008 (as amended).
 - 1.2 All bidders are required to present their identity documents together with their proof of residence for FICA compliance.
 - 1.3 Payment of registration fee of R15,000.00 (refundable) in cash or bank guaranteed cheque.
2. One-tenth of the purchase price shall be paid immediately after the property is declared to be sold and the balance of the purchase price together with interest thereon to be paid against registration of transfer.
3. The following improvements have been made to the property (although nothing is guaranteed in this regard). A residential dwelling comprising out of:
Semi-attached single storey, plastered walls, asbestos roof, tiled & laminated floors, lounge/diningroom, 2x bedrooms, bathroom & toilet, vibrecrete & corrugated iron fenced boundary, concrete paving.
4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, **GOODWOOD AREA 2** and at the offices of the undersigned.
5. Advertising costs at current publication rates and sale costs according to court rules apply.
6. A reserve price of R380 000.00

Dated at Tyger Valley, 20 FEBRUARY 2024.

Attorneys for Plaintiff(s): Marais Müller Hendricks Inc, 1st Floor, Tygerforum A, 53 Willie van Schoor Drive, TYGER VALLEY. Tel: (021) 943 5800. Fax: -. Ref: GM de wet. -.

AUCTION

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

Case No: 17/2023

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and JACOBUS ADRIAAN HANEKOM, Identity Number 6110145056082 (Defendant)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 MAY 2024, 11:00, AT THE SHERIFF'S OFFICE OF STRAND KNOWN AS 120 MAIN ROAD, STRAND

1. Property: **204A Maranel Court, 12 Haarlem Street, Strand**
2. Domicile: **204A Maranel Court, 12 Haarlem Street, Strand**
3. Residential: **204A Maranel Court, 12 Haarlem Street, Strand**

In execution of a judgment of the above honourable court dated **29 November 2023**, the undermentioned immovable property will be sold in execution on **Wednesday, 15 May 2024 at 11:00** at the **Sheriff's Office of Strand**

A Unit consisting of Section No. 24, in the scheme known as Maranel, at Strand, in the City of Cape Town 73 (Seventy-three) square metres in extent; an exclusive use area described as Parking Bay P1, in the scheme known as Maranel, at Strand, in the City of Cape Town; 21 (Twenty-one) square metres

in extent; both described on Sectional Plan no. SS43/1983; held by deed of transfer no. ST43/1983 and notarial deed of cession no. SK388/1991

CONDITIONS OF SALE:

1. The sale is subject to:

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

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

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

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

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

1x bedroom, open plan kitchen & lounge, 1x bathroom.

4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, **STRAND** and at the offices of the undersigned.

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

6. A reserve price of R857 000.00

Dated at Tyger Valley, 27 FEBRUARY 2024.

Attorneys for Plaintiff(s): Marais Müller Hendricks Inc, 1st Floor, Tygerforum A, 53 Willie van Schoor Drive, TYGER VALLEY. Tel: (021) 943 5800. Fax: -. Ref: GM de wet. -.

AUCTION

**Case No: 11390/2020
Docex 4, Parow**

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

In the matter between: Firstrand Bank Limited, Plaintiff and Desigan Naidoo N.O., First Defendant, Sanjuri Premilla Naidoo N.O., Second Defendant and Desigan Naidoo Third Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 MAY 2024, 11:00, Cape Town East Sheriff offices, Unit 15 Macias Industrial Park, Cnr Montague Drive & BP Road, Montague Gardens

In execution of the judgment in the High Court, granted on 15 December 2020, the under-mentioned property will be sold in execution at 11h00 on 8 May 2024, by the sheriff Cape Town East, at Unit 15 Macias Industrial Park, Cnr Montague Drive & BP Road, Montague Gardens, without a reserve, to the highest bidder:

Section 90 - Lagoon Beach, situate in the City of Cape Town, of which the floor area, according to the said sectional plan is 94 square metres and held by Deed of Transfer No. ST 23554/2019, and known as Door Number 30 A Lagoon Beach, 2 Lagoon Beach Drive, Milnerton.

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

PROPERTY DESCRIPTION:

A residential dwelling consisting of a brick building under a concrete roof consisting of a lounge, kitchen, 2 x bedrooms, bathroom, 2 x showers, 2 x toilets, patio and a parking bay.

Reserved price: The property will be sold without a reserve price.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days from date of sale and payable simultaneously with registration of transfer

Auctioneers charges: Payable by the purchaser on the day of sale

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court Cape Town East at the address being; Unit 15 Macias Industrial Park, Cnr Montague Drive & BP Road, Montague Gardens,

Dated at Parow, 16 MARCH 2024.

Attorneys for Plaintiff(s): Cohen Shevel & Fourie, 40 McIntyre Road, Parow. Tel: 021 939 5120. Fax: 086 721 3811. Ref: TO Price/zvw/F53133. 1.

AUCTION**Case No: 15892/2022
Docex 63 Cape Town**IN THE HIGH COURT OF SOUTH AFRICA
(Western Cape Division)**In the matter between: Firstrand Bank Ltd, Plaintiff, Plaintiff and Sivuyile Boesman,
Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 12:00, the office of the sheriff of Khayelitsha at 20 Sierra Way, Mandalay

IN EXECUTION of a judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit a sale of the following property will be held **at the office of the sheriff of Khayelitsha at 20 Sierra Way, Mandalay, on Thursday 09 May 2024 at 12h00**, subject to a minimum reserve price of R 100 000.00 (one hundred thousand rand zero cents) as stipulated by the aforementioned Honourable Court in terms of Uniform Rule of Court 46A(8)(e), on the Conditions which will lie for inspection at the offices of the aforesaid sheriff for a period of 15 (fifteen) days prior to the sale:

ERF 31407 KHAYELITSHA, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE

SITUATE AT 10 Dyokhwe Street, Khayelitsha

In Extent: 160 (one hundred and sixty) square metres

Held by Deed of Transfer No. T74940/2017

The property is improved as follows, though in this respect nothing is guaranteed:

3 Bedrooms, Bathroom & Toilet, Kitchen, Lounge

1. This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court against the defendant for money owing to the

plaintiff, and in accordance with the Consumer Protection Act 68 of 2008, as amended.

2. The Rules of the auction is available 24 hours before the auction and can be inspected at the office of the above mentioned sheriff of the court, and the auction will be conducted by the sheriff or his deputy.

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

a) In accordance with the Directive of the Consumer Protection Act

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

c) Payment of registration of R 15 000.00 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, 11 MARCH 2024.

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: FRB1/0513. -.

AUCTION**Case No: 189/2020**IN THE HIGH COURT OF SOUTH AFRICA
(WESTERN CAPE DIVISION, CAPE TOWN)

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and WAYNE RICHARD GELDERBLOEM (Judgment Debtor)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 10:00, at the Sheriff's Office, 23 Langverwacht Road, Klipdam, Kuils River

In pursuance of a judgment granted by this Honourable Court on 29 January 2021, and a Warrant of Execution issued thereafter, together with a further order granted on 10 November 2023, the undermentioned immovable property will be sold in execution with a reserve price of R450 000.00 by the Sheriff of the High Court Kuils River South at the Sheriff's Office, 23 Langverwacht Road, Klipdam, Kuils River on Thursday, 9 May 2024 at 10H00, to the highest bidder.

The rules of the auction and the Conditions of Sale may be inspected during office hours at the sheriff's office at 23 Langverwacht Road, Kuils River (Tel: 021 905 7450) 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.

Advertisement 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 immovable property:

Erf 26887 Blue Downs, in the City of Cape Town, Division Stellenbosch, Province of the Western Cape, in extent 153 square metres held by Deed of Transfer No. T49252/2016, also known as 18 Swordweed Street, Bardale Village, Blue Downs, Cape Town, Western Cape, subject to the conditions contained in the title deed and subject further to the condition that the property may not be transferred without the written consent of the Sunflax Street Homeowners Association.

IMPROVEMENTS (not guaranteed): 2 Bedrooms, Bathrooms, Kitchen/Livingroom.

This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchaser. 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. 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. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions.

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

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

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

5.2 FICA-legislation: Requirement of proof of ID and residential address and other.

5.3 All bidders are required to pay R 15 000.00 (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, 18 MARCH 2024.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town. Tel: 021 529 7710. Fax: 021 529 7711. Ref: T Van der Spuy/mm/M28322. -.

AUCTION

Case No: 19720/2021

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and
ZAINAB JOSEPH, Defendant**

Sale In Execution

15 MAY 2024, 11:00, The Sheriff's Office, Ebenezer Road, House Vincent, 3rd Floor, Wynberg Mews, Wynberg

IN TERMS of a judgment granted by the High Court of South Africa (Western Cape Division, Cape Town), the undermentioned property will be sold voetstoots and with a reserve of **R2,400,000.00** in execution by PUBLIC AUCTION held at **SHERIFF'S OFFICE, EBENEZER ROAD, HOUSE VINCENT, 3RD FLOOR, WYNBERG MEWS, WYNBERG**, to the highest bidder on **1 NOVEMBER 2023 at 11:00AM:**

ERF 43242 CAPE TOWN, IN THE CITY OF CAPE TOWN, DIVISION CAPE, PROVINCE OF THE WESTERN CAPE

IN EXTENT: **446 SQUARE METRES**
TITLE DEED NO: **T36818/2012**
STREET ADDRESS: **14 ANGLESEY STREET, RONDEBOSCH EAST**
MAGISTERIAL DISTRICT: **WYNBERG**
CONDITIONS OF SALE

(1) The property will be sold in execution with a reserve of **R2,400,000.00** and voetstoots to the highest bidder by Public Auction and subject to the provisions and conditions of the sale which will be announced by the Sheriff immediately before the sale and will lie for inspection at the offices of The Sheriff, **EBENEZER ROAD, HOUSE VINCENT, 3RD FLOOR, WYNBERG MEWS, 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:

A plastered double story dwelling of brick walls under a corrugated iron roof consisting of: **PLASTERED HOUSE WITH A TILED ROOF, 5 BEDROOMS, BATHROOM, LOUNGE, KITCHEN, DINING ROOM, SAFETY GATE, ELECTRIC GARAGE DOOR, BUILD IN CUPBOARD AND SINGLE GARAGE, OUTSIDE WALL.**

(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) The specific rules of auction will be available for inspection at the office of the Sheriff for a period of not less than twenty four hours prior to the auction and the Sheriff may refuse to register or accept any bid from any person who fails to comply therewith.

Dated at Bellville, 15 APRIL 2024.

Attorneys for Plaintiff(s): STBB Attorneys, 5 High Street, Rosenpark, Tygervalley. Tel: 021 943 3800. Fax: 021 914 1080. Ref: ZB009841/AW/pf. -.

AUCTION**Case No: 21436/2021**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O. Applicant,
Plaintiff and GAVIN PETER FISCHER (ID NO: 601223 5112 08 2), Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 11:00, PREMISES: 15 RIVERTON ROAD HELDERZICHT SOMERSET WEST

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Western Cape Division, Cape Town) in the abovementioned suit, a sale, subject to a reserve price of R720 000.00, will be held on THURSDAY, 9 MAY 2024 at 11h00 at the PREMISES: 15 RIVERTON ROAD HELDERZICHT SOMERSET WEST The conditions of sale which will lie for inspection at the offices of the Sheriff for the High Court, SOMERSET WEST. (a) ERF 10407 SOMERSET WEST, IN THE CITY OF CAPE TOWN, STELLENBOSCH DIVISION, PROVINCE OF THE WESTERN CAPE; (b) MEASURING 289 (TWO HUNDRED AND EIGHTY-NINE) SQUARE METRES; (c) HELD BY DEED OF TRANSFER T121132/1998 AND T29357/2008 (d) SITUATE AT 15 RIVERTON ROAD, HELDERZICHT, SOMERSET WEST THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- FACEBRICK HOUSE UNDER ASBESTOS ROOF, FIVE BEDROOMS, ONE BATHROOM, LOUNGE, KITCHEN, SINGLE GARAGE, PROPERTY IS ZONED GENERAL

RESIDENTIAL AND IS IN A VERY GOOD AREA AND A GOOD CONDITIION. PROPERTY HAS SAFETY GATES AND BURGLAR BARS TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer. 5. GENERAL NOTICE: Registration as a buyer is a pre-requisite subject to specific conditions inter alia: In accordance with the Consumer Protection Act 68 of 2008 5.1 FICA legislation requirements: proof of ID and residential address; 5.2 Registration fee payable; 5.3 Registration conditions.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC. T STRAUSS, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Tel: 021 410 2200. Fax: 086 5100 157. Ref: SOU106/1038. -.

AUCTION

Case No: 19720/2021

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and
ZAINAB JOSEPH, Defendant**

Sale In Execution

**15 MAY 2024, 11:00, The Sheriff's Office, Ebenezer Road, House Vincent, 3rd Floor, Wynberg
Mews, Wynberg**

IN TERMS of a judgment granted by the High Court of South Africa (Western Cape Division, Cape Town), the undermentioned property will be sold voetstoots and with a reserve of **R2,400,000.00** in execution by PUBLIC AUCTION held at **SHERIFF'S OFFICE, EBENEZER ROAD, HOUSE VINCENT, 3RD FLOOR, WYNBERG MEWS, WYNBERG**, to the highest bidder on **1 NOVEMBER 2023 at 11:00AM:**

ERF 43242 CAPE TOWN, IN THE CITY OF CAPE TOWN, DIVISION CAPE, PROVINCE OF THE WESTERN CAPE

IN EXTENT: **446 SQUARE METRES**

TITLE DEED NO: **T36818/2012**

STREET ADDRESS: **14 ANGLESEY STREET, RONDEBOSCH EAST**

MAGISTERIAL DISTRICT: **WYNBERG**

CONDITIONS OF SALE

(1) The property will be sold in execution with a reserve of **R2,400,000.00** and voetstoots to the highest bidder by Public Auction and subject to the provisions and conditions of the sale which will be announced by the Sheriff immediately before the sale and will lie for inspection at the offices of The Sheriff, **EBERNEZER ROAD, HOUSE VINCENT, 3RD FLOOR, WYNBERG MEWS, 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:

A plastered double story dwelling of brick walls under a corrugated iron roof consisting of: **PLASTERED HOUSE WITH A TILED ROOF, 5 BEDROOMS, BATHROOM, LOUNGE, KITCHEN, DINING ROOM, SAFETY GATE, ELECTRIC GARAGE DOOR, BUILD IN CUPBOARD AND SINGLE GARAGE, OUTSIDE WALL.**

(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) The specific rules of auction will be available for inspection at the office of the Sheriff for a period of not less than twenty four hours prior to the auction and the Sheriff may refuse to register or accept any bid from any person who fails to comply therewith.

Dated at Bellville, 15 APRIL 2024.

Attorneys for Plaintiff(s): STBB Attorneys, 5 High Street, Rosenpark, Tygervalley. Tel: 021 943 3800. Fax: 021 914 1080. Ref: ZB009841/AW/pf. -.

AUCTION

Case No: 14271/2022

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and ANELE BONGWENI, Defendant

Sale In Execution

16 MAY 2024, 12:00, 6 VAN DER WESTHUIZEN STREET, HOSPITAL HILL EXTENSION 1, BEAUFORT WEST

IN TERMS of a judgment granted by the High Court of South Africa (Western Cape Division, Cape Town), the undermentioned property will be sold voetstoots and **WITH A RESERVE OF R544,000.00** in execution by PUBLIC AUCTION held at **6 VAN DER WESTHUIZEN STREET, HOSPITAL HILL EXTENSION 1, BEAUFORT WEST**, to the highest bidder on **16 MAY 2024 at 12:00:**

ERF 1064 BEAUFORT WEST, IN THE MUNICIPALITY AND DIVISION OF BEAUFORT WEST, PROVINCE OF THE WESTERN CAPE

IN EXTENT: **1 732 (ONE THOUSAND SEVEN HUNDRED AND THIRTY TWO) SQUARE METRES**

TITLE DEED NO: **T1681/2013**

STREET ADDRESS: **6 VAN DER WESTHUIZEN STREET, HOSPITAL HILL EXTENSION 1, BEAUFORT WEST**

MAGISTERIAL DISTRICT: **CENTRAL KAROO**

CONDITIONS OF SALE

(1) The property will be sold in execution with a reserve of **R544,000.00** and voetstoots to the highest bidder by Public Auction and subject to the provisions and conditions of the sale which will be announced by the Sheriff immediately before the sale and will lie for inspection at the offices of **THE SHERIFF, BEAUFORT WEST, CORNER OF PLUME & TABAK STREET OUDTSHOORN** 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 plastered double story dwelling of brick walls under a corrugated iron roof consisting of: **3 BEDROOMS, 2 BATHROOMS, 1 LIVING ROOM, 1 DINING ROOM, 1 TV ROOM, 1 DOUBLE GARAGE, 2 CARPORTS.**

(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) The specific rules of auction will be available for inspection at the office of the Sheriff for a period of not less than twenty four hours prior to the auction and the Sheriff may refuse to register or accept any bid from any person who fails to comply therewith

Dated at Bellville, 15 APRIL 2024.

Attorneys for Plaintiff(s): STBB Attorneys, 5 High Street, Rosenpark, Tygervalley. Tel: 021 943 3800. Fax: 021 914 1080. Ref: ZB010739/AW/pf. -.

AUCTION

Case No: 18799/2020
docex 27

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

In the matter between: GREENHOUSE FUNDING III (RF) LIMITED, Plaintiff and WENSLEY HAROLD MISROLE (Identity Number 541015 5013 08 5), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

13 MAY 2024, 11h00, 152 OTTEREY SERVICE ROAD, WYNBERG

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 13th day of May 2024 at 11H00 at 152 OTTEREY SERVICE ROAD, WYNBERG, subject to a reserve price of R1,190,000.00: ERF 90527 CAPE TOWN AT WYNBERG IN THE CITY OF CAPE TOWN, DIVISION CAPE, PROVINCE OF THE WESTERN CAPE, IN EXTENT 469 (FOUR HUNDRED AND SIXTY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T 19271/2011 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 152 OTTEREY SERVICE ROAD, WYNBERG, CAPE TOWN. ZONING: RESIDENTIAL (NOTHING GUARANTEED) IMPROVEMENTS: The following information is furnished but not guaranteed: A PROPERTY WITH PLASTERED DWELLING UNDER A TILED ROOF CONSISTING OF 3X BEDROOMS WITH BUILT IN CUPBOARDS, BATHROOM, LOUNGE, KITCHEN AND SINGLE GARAGE, THERE IS A SEPARATE ENTRANCE WITH A SHOWER/TOILET AND BEDROOM. THE PROPERTY IS ENCLOSED WITH A WALL. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash on the day of the sale and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to 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 Wynberg North, 2 COATESGEBOU BUILDING, 32 MAYNARDWEG STREET, WYNBERG. The office of the Sheriff for Wynberg North will conduct the sale with auctioneers Mr JG Terblanche. 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 **Wynberg North, 2 COATESGEBOU BUILDING, 32 MAYNARDWEG STREET, WYNBERG.** STRAUSS DALY INC. mrs Adams/N0183/6116.

Dated at UMHLANGA, 28 MARCH 2024.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Tel: 0315705603. Fax: 0866681028. Ref: N0183/6116. Thobani Mthembu.

AUCTION

Case No: 5617/2022
7, PORT ELIZABETH

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and WINTON BRIAN WILLEMSE, First Defendant and LIZELLE RENAY WARNICK, Second Defendant

NOTICE OF SALE IN EXECUTION

07 MAY 2024, 10:00, 4 Dorp street, Vredenburg

In pursuance of a judgment dated 20 OCTOBER 2023 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff of Vredenburg or the Deputy on duty, at Sheriff offices 4 Dorp street, Vredenburg on **Tuesday 7 May 2024 at 10h00**, by public auction and with a court set reserve of R938,470.04:

Erf 16490 Vredenburg, Division of Malmesbury, in the Saldanha Bay Municipality, Province of Western Cape, measuring 359 (Three Hundred and Fifty-Nine) square metres in extent; held by Deed of Transfer Number: T58627/2018 subject to all the terms and conditions contained therein in the West Coast Magisterial district.

THE PROPERTY IS ZONED: RESIDENTIAL AND IS SITUATED AT:56 Strelitzia St, West Coast Peninsula, Vredenburg.

Description of Property: a brick building under tile roof, fenced with slabs has a Kitchen with built-in cupboards and tile flooring, lounge and dining room with tile flooring, 1st bedroom has built in cupboards with tile flooring, En-suite: shower, hand basin & toilet, 2nd Bedroom has built in cupboards with tile flooring, Guest bathroom has bath, hand basin, toilet and tiled floor and Single garage with cement flooring. The description of the property is not guaranteed or warranted.

The Conditions of Sale or the Rules of the auction will be read prior to the sale and may be inspected at the Sheriff's abovementioned offices.

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

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

- a) Directive of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) Fica - legislation i.r.o. proof of identity and address particulars
- c) Payment of a Registration Fee of R10,000.00 in cash
- d) Registration Condition.

Dated at GQEBERHA, 17 APRIL 2024.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Tel: 0415027217. Fax: 0415852239. Ref: Reatile Semane. STA269/1023.

AUCTION

**Case No: 14008/2018
Docex 4, Parow**

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

**In the matter between: Firstrand Bank Limited - Plaintiff and Bernard Jackson - First
Defendant and Hildegard Danielle Jackson - Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 MAY 2024, 12:00, 5 Otters Creek Road Zeekoevlei

In execution of the judgment in the High Court, granted on 1 February 2021, the under-mentioned property will be sold in execution on 8 May 2024 at 12h00 by the Sheriff of Wynberg South, at the premises at 5 Otters Creek Road, Zeekoevlei, with a reserve of **R919 328.42**, to the highest bidder -**ERF: 451 - ZEEKOEVLEI**, situate in the City of Cape Town, Cape Division, Province Western Cape measuring **496** square metres and held by Deed of Transfer No. **T27794/2006**, and known as: **5 Otters Creek Road, Zeekoevlei**.

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

PROPERTY DESCRIPTION:

A residential dwelling consisting of a brick building under a tile consisting of a lounge, dining room, kitchen, 4 x bedrooms, 2 x bathrooms, 2 x toilets and a garage.

Reserved price: The property will be sold with a reserve of R919 328.42

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days from date of sale and payable simultaneously with registration of transfer

CONTINUES ON PAGE 130 OF BOOK 2

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REPUBLIEK VAN SUID AFRIKA

Vol. 706 Pretoria, 26 April 2024 No. 50570

PART 2 OF 2

B

LEGAL NOTICES WETLIKE KENNISGEWINGS

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

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

Auctioneers charges: Payable by the purchaser on the day of sale
 Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court Wynberg South at the 22 Electric Road, Wynberg

Dated at Parow, 06 MARCH 2024.

Attorneys for Plaintiff(s): CSF ATTORNEYS INC, 40 McIntyre Road, Parow. Tel: 021 939 5120. Fax: 086 721 3811. Ref: TO Price/zvw/F53060.

NORTH WEST

AUCTION

Case No: 1894/2019

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

In the matter between: Nedbank Limited, Plaintiff and Moeketsi John Molelekoa, First Defendant and Letia Mokhesoa Mthombeni, Second Defendant

NOTICE OF SALE IN EXECUTION

10 MAY 2024, 10:00, Sheriff's Office, Shop 8, Civic Centre, Somerset Avenue, Stilfontein, 2551

Pursuant to a Judgment granted by this Honorable Court against the Execution Debtor on the 3RD day of **JUNE 2021** and a Warrant of Execution the undermentioned property will be sold in execution by the Sheriff of the High Court, **KLERKSDORP** on **FRIDAY**, the **10TH** day of **MAY 2024** at **10H00** at **THE SHERIFF'S OFFICES, SHOP 8, CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN** to the highest bidder.

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

A) Section No. 13 as shown and more fully described on Sectional Plan No. SS503/2007, ("the sectional plan"), in the scheme known as BEHANJO-HOF in respect of the land and building or buildings situated at ERF 185, ELANDSHEUVEL TOWNSHIP, LOCAL MUNICIPALITY: CITY OF MATLOSANA of which section the floor area, according to the said Sectional Plan is 73 (SEVENTY 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 ST14046/2015 (the property)

Improvements are:

FLAT ON SECOND FLOOR CONSISTING OF: 2 X BEDROOMS, 1 X BATHROOM, 1 X KITCHEN WITH WOODEN CABINETS, 1 X LIVING AREA.

No warranties regarding description, extent or improvements are given.

The conditions of sale to be read out by the Sheriff of the High Court at the time of the sale will be available for inspection at **THE SHERIFF'S OFFICES, SHOP 8, CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN.**

Dated at KLERKSDORP, 28 FEBRUARY 2024.

Attorneys for Plaintiff(s): Meyer, van Sittert & Kropman, 5 Roma Avenue, Flamwood, Klerksdorp, 2571. Tel: 018-4749200. Fax: 018-4749229. Ref: Mr PC Du Toit/ap/N1730. -.

Case No: 672/2022

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

In the matter between: FIRSTRAND BANK LIMITED Execution Creditor and BRIDGETTE MAHUMANE, 1st Execution Debtor and SYLVESTER ALI MILANZI, 2nd Execution Debtor

NOTICE OF SALE IN EXECUTION

09 MAY 2024, 10:00, THE OFFICES OF THE ACTING SHERIFF RUSTENBURG AT GROUND FLOOR, 209 BEYERS NAUDE DRIVE, RUSTENBURG

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA (NORTH WEST DIVISION, MAHIKENG), IN THE SUIT, A SALE WITH A RESERVE OF R427 018.90 WILL BE HELD AT THE OFFICES OF THE ACTING SHERIFF RUSTENBURG AT GROUND FLOOR, 209 BEYERS NAUDE DRIVE, RUSTENBURG ON 09 MAY 2024 AT 10H00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE CONDITIONS WHICH MAY BE INSPECTED AT THE OFFICES OF THE SHERIFF, PRIOR TO THE SALE Certain: PORTION 48 OF ERF 699 WATERKLOOF EAST EXTENSION 11 TOWNSHIP, REGISTRATION DIVISION J.Q., NORTH WEST PROVINCE, MEASURING: 380 (THREE HUNDRED AND EIGHTY) SQUARE METRES, HELD BY DEED OF TRANSFER T67476/2017 Zoned: Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 1 X LOUNGE, 1 X KITCHEN, 3 X BEDROOMS, 1 X BATHROOMS, 1 X W/C, 1 X CARPORT The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at www.greengazette.co.za. The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 calendar days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. Should the purchaser receive possession of the property the purchaser shall be liable for occupation rental at the following rate: 1% calculated on the purchase price per month as per date of sale to date of transfer of property. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R25 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a bidders card.

Dated at -

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Tel: 012 343 2560. Fax: -. Ref: F COETZER/KFM1001. -.

AUCTION**Case No: M564/2022**

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

**In the matter between: INVESTEC BANK LIMITED REGISTRATION NUMBER: 1969/04763/06,
Plaintiff and BOITSHEPO CEDRICK MOSWA (IDENTITY NUMBER: 901229 5834 085)
PHINDOKUHLE NOKUZOLA MONA (IDENTITY NUMBER: 921224 0365 082), Defendant**

NOTICE OF SALE IN EXECUTION

09 MAY 2024, 10:00, SHERIFF OF THE HIGH COURT, SHERIFF RUSTENBURG, GROUND FLOOR, 209 BEYERS NAUDE, RUSTENBURG

In pursuance of a judgment and warrant granted on 9 FEBRUARY 2023 in the above Honourable court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 9 May 2024 at 10:00 by the Sheriff of the High Court, SHERIFF RUSTENBURG at GROUND FLOOR, 209 BEYERS NAUDE, RUSTENBURG to the highest bidder: CERTAIN :ERF 338 WATERKLOOF EAST EXTENTION 12 TOWNSHIP SITUATED : STAND 338, HEXRIVER LIFESTYLE ESTATE, WATERKLOOF EAST, NORTH WEST MAGISTERIAL DISTRICT : RUSTENBURG REGISTRATION DIVISION : J.Q., GAUTENG PROVINCE MEASURING : 575 (FIVE HUNDRED AND SEVENTY-FIVE) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatsoever reason, limited or impossible. The improvements on the property consists of the following: DWELLING CONSISTS OF: RESIDENTIAL MAIN DWELLING: 3X BEDROOMS (ESTIMATED) 2X BATHROOM (ESTIMATED) 1X KITCHEN (ESTIMATED) 1X LOUNGE (ESTIMATED) 1X DINING ROOM (ESTIMATED) OTHER: 2X GARAGES (ESTIMATED) ROOF TYPE: TILES WALL TYPE: BRICKS WINDOW TYPE: STEEL The afore going inventory is borne out by a valuation report in respect of the property dated 13 July 2022 and prepared and signed by Theo Rademan from

DCC Rademan Valuers. The property was inspected by Theo Rademan externally or partially through windows. HELD by BOITSHEPO CEDRICK MOSWA (IDENTITY NUMBER: 901229 5834 085) and PHINDOKUHLE NOKUZOLA MONA (IDENTITY NUMBER: 91224 0365 082), under their names under Deed of Transfer No. T47752/2021. The full conditions may be inspected at the offices of the Sheriff of the High Court, SHERIFF RUSTENBURG at GROUND FLOOR, 209 BEYERS NAUDE, RUSTENBURG.

Dated at PRETORIA, 06 MARCH 2024.

Attorneys for Plaintiff(s): DELBERG ATTORNEYS C/O NIENABER & WISSING ATTORNEYS, 1ST FLOOR, BUILDING 2, SUMMIT PLACE OFFICE PARK, GARSFONTEIN ROAD, MENLYN C/O 4204 PALMER CRESCENT LEOPARD PARK, MAHIKENG. Tel: 012 361 5001. Fax: -. Ref: L KILIAN // VTEC0233 // SH. -.

AUCTION

Case No: 1604/2022

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

In the matter between: Firstrand Bank Limited, Applicant and Buyisumuzi Mtshali, ID: 7608265693088, 1st Respondent and FBL Trading Enterprise Proprietary (Pty) Ltd, 2nd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 MAY 2024, 10:00, Office of the Sheriff Vryburg at 8 Fincham Street, Vryburg

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the **First and Second Respondent** for money owing to the Applicant, obtained in the above Honourable Court, in the suit, **with a reserve price of R1075607.90** to the highest bidder, will be held by the **SHERIFF VRYBURG at 8 FINCHAM STREET, VRYBURG on 10 May 2024 at 10:00AM** of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: **ERF 1505 (PORTION OF ERF 68 VRYBURG); SITUATED IN THE LOCAL MUNICIPALITY NALEDI; REGISTRATION DIVISION I.N. PROVINCE NORTH WEST; EXTENT: 1 532 SQUARE METRES; HELD BY DEED OF TRANSFER NO: T895/2017;**

Situated: **49 VRY STREET, VRYBURG CENTRAL, VRYBURG, NORTH WEST PROVINCE**

Zoned: **RESIDENTIAL**

The property consists of MAIN DWELLING: LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, SHOWER, 2 TOILETS, DRESSING ROOM AND OUTBUILDING: 3 GARAGES, LAUNDRY, LAPA & SECOND DWELLING (FLAT): LOUNGE, KITCHEN, BEDROOM, BATHROOM, TOILET AND THIRD DWELLING (FLAT) LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM AND TOILET. **The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".**

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

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

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

4. The rules of auction are available 24 hours prior to the auction at the offices of the **SHERIFF VRYBURG at 8 FINCHAM STREET, VRYBURG**. The office of the SHERIFF VRYBURG 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 ([urlhttp://www.info.gov.za/view/downloadfileaction?id=99961](http://www.info.gov.za/view/downloadfileaction?id=99961))

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

(c) Payment of a 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 VRYBURG at 8 FINCHAM STREET, VRYBURG.**

Dated at PRETORIA, 15 APRIL 2024.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria.
Tel: 012 362 8990. Fax: -. Ref: MAT17483 R VAN DEN BURG LVDW. -.

AUCTION

Case No: 1604/2022

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

In the matter between: Firststrand Bank Limited, Applicant and Buyisumuzi Mtshali, ID: 7608265693088, 1st Respondent and FBL Trading Enterprise Proprietary (Pty) Ltd, 2nd Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

10 MAY 2024, 10:00, Office of the Sheriff Vryburg at 8 Fincham Street, Vryburg

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the **First and Second Respondent** for money owing to the Applicant, obtained in the above Honourable Court, in the suit, **with a reserve price of R1075607.90** to the highest bidder, will be held by the **SHERIFF VRYBURG at 8 FINCHAM STREET, VRYBURG** on **10 May 2024 at 10:00AM** of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: **ERF 1505 (PORTION OF ERF 68 VRYBURG); SITUATED IN THE LOCAL MUNICIPALITY NALEDI; REGISTRATION DIVISION I.N. PROVINCE NORTH WEST; EXTENT: 1532 SQUARE METRES; HELD BY DEED OF TRANSFER NO: T895/2017;**

Situated: **49 VRY STREET, VRYBURG CENTRAL, VRYBURG, NORTH WEST PROVINCE**

Zoned: **RESIDENTIAL**

The property consists of MAIN DWELLING: LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, SHOWER, 2 TOILETS, DRESSING ROOM AND OUTBUILDING: 3 GARAGES, LAUNDRY, LAPA & SECOND DWELLING (FLAT): LOUNGE, KITCHEN, BEDROOM, BATHROOM, TOILET AND THIRD DWELLING (FLAT) LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM AND TOILET. **The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".**

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

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

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

4. The rules of auction are available 24 hours prior to the auction at the offices of the **SHERIFF VRYBURG at 8 FINCHAM STREET, VRYBURG.** The office of the SHERIFF VRYBURG 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 VRYBURG at 8 FINCHAM STREET, VRYBURG.**

Dated at PRETORIA, 15 APRIL 2024.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria.
Tel: 012 362 8990. Fax: -. Ref: MAT17483 R VAN DEN BURG LVDW. -.

KWAZULU-NATAL

AUCTION

Case No: 8963/2016

IN THE HIGH COURT OF SOUTH AFRICA
(KwaZulu-Natal Local Division, Durban)

In the matter between: FirstRand Bank Limited, Execution Creditor and Meshack Mbongeleni Mahlawula, Execution Debtor

NOTICE OF SALE IN EXECUTION

16 MAY 2024, 11:00, SHERIFF LOWER UMFOLOZI'S OFFICE, 37 UNION STREET, EMPANGENI

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The property which, will be put up to auction on the **16th day MAY 2024 at 11h00** at the **SHERIFF LOWER UMFOLOZI'S OFFICE, 37 UNION STREET, EMPANGENI** consists of:

Property Description:

ERF 2367 EMPANGENI (EXTENSION 22), REGISTRATION DIVISION GU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 985 (NINE HUNDRED AND EIGHTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T006014/08, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, located in the magisterial district of Lower Umfolozi;

PHYSICAL ADDRESS: 14 MAHOGANY ROAD, GRANTHAM PARK, EMPANGENI.

ZONING: RESIDENTIAL

IMPROVEMENTS (NOTHING GUARANTEED):

The following information is furnished but not guaranteed:

The property is improved, without anything warranted by single story attached dwelling consisting of a main dwelling with: 1 entrance hall; 1 lounge; 1 dining room; 1 kitchen; 3 bedrooms; 1 bathroom; 1 shower; 2 WC; 1 out garage; 1 servants; 1 laundry; 1 bathroom/ WC; 1 pub.

Nothing in this regard is guaranteed and the property is sold voetstoets.

The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No. 293 whereof a copy can be obtained at www.greengazette.co.za. The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The full conditions of sale and the rules of auction may be inspected at the offices of **THE SHERIFF FOR LOWER UMFOLOZI, 37 UNION STREET, EMPANGENI**.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court on 11 August 2017.

2. The Rules of Auction and a full advertisement is available 24 hours before the auction at the office of **THE SHERIFF FOR LOWER UMFOLOZI, 37 UNION STREET, EMPANGENI during office hours;**

3. Registration as a buyer is a pre-requisite subject to the specific conditions, inter alia: (Registrations will close at 10:55 am):

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

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

(b) FICA-legislation: Requirement proof of ID and residential address and other - List of all FICA requirements available at Sheriff's office or website: www.sheremp.co.za (under legal)

(c) Payment of a registration deposit of R10 000.00 in cash or eft is required (eft proof of payment to be produced prior to sale);

(d) Special Conditions of Sale available for viewing at the Sheriff's Office, 37 Union Street, Empangeni during office hours or www.sheremp.co.za; (under legal).

The Conditions shall lie open for inspection at the office of **THE SHERIFF FOR LOWER UMFOLOZI, 37 UNION STREET, EMPANGENI during office hours** 15 days prior to the date of the sale.

The sale will be conducted by the Sheriff of Lower Umfolozi, Mrs Y S Martin or her representative.

Advertising costs at current publication rates and sale costs according to the Court Rules Apply.

Dated at La Lucia, 22 MARCH 2024.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Tel: 0313609700. Fax: -. Ref: KN/TG/KG/MAT1176. -.

AUCTION**Case No: 2048/2022P**

IN THE HIGH COURT OF SOUTH AFRICA
(KwaZulu-Natal Division, Pietermaritzburg)

**In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF and GOOLAM MOHAMED MEA,
Identity Number 6910065250080, DEFENDANT,**

NOTICE OF SALE IN EXECUTION

16 MAY 2024, 09:00, Sheriff's Office, 20 Otto Street, Pietermaritzburg, KwaZulu-Natal

PLEASE TAKE NOTICE THAT the under-mentioned property will be sold by Public Auction by the Sheriff for the High Court of Pietermaritzburg on **Thursday**, the **16th of May 2024** at **09h00** at the Sheriff's Office, 20 Otto Street, Pietermaritzburg, KwaZulu-Natal.

The property is described as:-

Erf 5430 Northdale,

Registration Division FT,

Province of KwaZulu-Natal,

in extent 360 (Three Hundred and Sixty) square metres

Held by Deed of Transfer Number T34951/2019

and situated at **557 Regina Road, Northdale, Pietermaritzburg, KwaZulu-Natal**, Umgungundlovu Magisterial District, and is zoned residential.

The following information is furnished but is not guaranteed:

The property has been improved with a main dwelling consisting of a lounge, a kitchen, 5 bedrooms, 1 shower, 1 toilet, 2 rooms and 2 toilets / showers. The improvements are in poor condition.

The Conditions of Sale may be inspected at the office of the Sheriff, Pietermaritzburg for 15 (fifteen) days prior to the date of sale.

Take further notice that:

1. This sale is a sale in execution pursuant to a Judgment obtained in the above Court.
2. The Msunduzi Municipality is required to stipulate within 10 (ten) days of service of the Notice of Sale upon the Municipality, a reasonable reserve price or to agree in writing to a sale without reserve.
3. The Rules of this auction are available 24 hours prior to the auction at the Sheriff's Office, 20 Otto Street, Pietermaritzburg, KwaZulu-Natal.
4. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:

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

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

c) Payment of Registration fee of **R15,000.00** in cash,

d) Registration conditions.

The office of the Sheriff for Pietermaritzburg will conduct the sale with auctioneer AM Mzimela (Sheriff) and/or her Deputies.

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

Dated at Pietermaritzburg, 27 MARCH 2024.

Attorneys for Plaintiff(s): Stowell & Co, 295 Pietermaritz Street, Pietermaritzburg. Tel: 0338450500. Fax: 0865455685. Ref: GJ Campbell/FIR/2430. -.

AUCTION**Case No: D3884/2022
Docex: 4, UMHLANGA ROCKS**

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

In the matter between: FIRSTRAND MORTGAGE COMPANY (RF) PROPRIETARY LIMITED,

Plaintiff and NOLWAZI PRECIOUS NDLOVU (ID No. 870118 0793 08 0), First Defendant and ZINGA INVESTMENTS CC (Reg No. 2008/211638/23), Second Defendant

NOTICE OF SALE IN EXECUTION

13 MAY 2024, 09:00, at Sheriff Durban West at No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo, Durban (subject to registration condition below) to the highest bidder~

DESCRIPTION: 1. A unit consisting of :-

(a) Section No. 2 as shown and more fully described on Sectional Plan No.SS217/1985, in the scheme known as COLLISTER COURT in respect of the land and building or buildings situate at DURBAN, in the eThekweni Municipality of which section the floor area, according to the said Sectional Plan is 104 (One Hundred and Four) square metres in extent; and

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; Held under Deed of Transfer No.ST1118/2020 and subject to such conditions as set out in the aforesaid Deed ("the property")

SITUATE AT: Section 2 (Unit 2), SS Collister Court, 642 Umbilo Street, Glenwood, Durban, KwaZulu-Natal. (in the magisterial district of Durban)

The following information is furnished but not guaranteed:-

IMPROVEMENTS: A Sectional Flat on Street Level comprising of: 2 and a half bedrooms; Built in cupboards, 1 separate toilet, 1 Bathroom (Only Shower), Lounge, Kitchen, Built in Cupboards and wooden floor. Premises is in a bad condition.

ZONING: General Residential (not guaranteed)

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the Sheriff of the High Court for Durban West at No. 1 Rhodes Avenue, Glenwood, Durban (Tel 031-3094226/7).

Take further notice that:-

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Durban West, No. 1 Rhodes Avenue, Glenwood, Durban.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
 - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
 - (b) FICA-legislation in respect of proof of identity and address particulars;
 - (c) Payment of a registration fee of R20,000.00 in cash;
 - (d) Registration conditions.
4. Advertising costs at current publication rates and sale costs according to court rules, apply.
5. The Office of the Sheriff Durban West will conduct the sale with auctioneer N ADAMS.

Dated at UMHLANGA, 14 MARCH 2024.

Attorneys for Plaintiff(s): Livingston Leandy, Ground Floor, Building 5, Glass House Office Park, 309 Umhlanga Rocks Drive, La Lucia Ridge. Tel: 031 5367500. Fax: 0865145099. Ref: 28M17651. -.

AUCTION

Case No: 1089/2022

IN THE MAGISTRATE'S COURT FOR
(THE DISTRICT OF UGU, HELD AT PORT SHEPSTONE)

IN THE MATTER BETWEEN ATHLONE HEIGHTS BODY CORPORATE (SS52/1977) - Applicant and ZWELIVUMILE ISAAK NTAKANA (ID Number: 820526 5955 085) - First Respondent, FIRSTRAND - Second Respondent, RAY NKONYENI LOCAL MUNICIPALITY - Third Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

06 MAY 2024, 10:00, Sheriff Port Shepstone, The Sheriff's Office, No. 17A Mgazi Avenue, Umtentweni, Port Shepstone

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of execution dated 15 January 2024, the property listed herein below will be sold in execution to the highest bidder. The sale in execution will be conducted by the Sheriff of the above Honourable Court, SHERIFF PORT SHEPSTONE on the 06 May 2024 at 10h00 or as soon as reasonably possible thereafter.

THE PROPERTY:

1. UNIT 5, in the sectional title scheme known as ATHLONE HEIGHTS, with scheme number 52/1977, held by the Execution Debtor under Sectional Title Deed ST3967/2019, which is better known as UNIT 5 ATHLONE HEIGHTS, 30 ATHLONE DRIVE, PORT SHEPSTONE, in the RAY NKONYENI LOCAL MUNICIPALITY of which section the floor area, according to the sectional title plan is 119 (ONE HUNDRED AND NINETEEN) 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 **ST3967/2019**.

THE PROPERTY IS ALSO KNOWN AS: UNIT 5 ATHLONE HEIGHTS, 30 ATHLONE DRIVE, PORT SHEPSTONE.

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

The property consists of: SINGLE STOREY, BRICK WALLS, TILED ROOF, LOUNGE, BATHROOM AND SHOWER COMBINED, 2 BEDROOM (1 EN-SUITE), KITCHEN, SEPERATE GARAGE.

THE CONDITIONS OF SALE:

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

Dated at Roodepoort, 15 APRIL 2024.

Attorneys for Plaintiff(s): Schuler Heerschop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley C/O Van Zyl Retief Attorneys, 27 Wooley Street, Port Shepstone. Tel: 011 763 3050. Fax: -. Ref: VO/rc/ATH1/0007. -.

AUCTION

Case No: 7848/23P

IN THE HIGH COURT OF SOUTH AFRICA
(KwaZulu-Natal Division, Pietermaritzburg)

In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF and SIFISO RAYNOLD NINELA, Identity Number 7502065378083, FIRST DEFENDANT and CYNTHIA NONHLANHLA NINELA, Identity Number 7601130357088, SECOND DEFENDANT

NOTICE OF SALE IN EXECUTION

16 MAY 2024, 09:00, Sheriff's Office, 20 Otto Street, Pietermaritzburg, KwaZulu-Natal

PLEASE TAKE NOTICE THAT the under-mentioned property will be sold by Public Auction by the Sheriff for the High Court of Pietermaritzburg on **THURSDAY**, the **16th** day of **MAY 2024** at **09h00** at the Sheriff's Office, 20 Otto Street, Pietermaritzburg, KwaZulu-Natal.

The property is described as:-

Portion 19 (of 1) of Erf 1531 Pietermaritzburg,

Registration Division FT,

Province of KwaZulu-Natal,

in extent 1770 (One Thousand One Hundred and Seventy) square metres

Held by Deed of Transfer Number T25561/2018

and situated at 1 Anne Stafford Drive, Montrose, Pietermaritzburg, KwaZulu-Natal, Umgungundlovu Magisterial District, and is zoned residential.

The following information is furnished but is not guaranteed:

The property has been improved with a main dwelling consisting of an entrance hall, lounge, family room, dining room, kitchen, pantry, 3 bedrooms, 2 bathrooms, 1 shower, 2 toilets, 3 out garages and a swimming pool and a granny flat consisting of a lounge, kitchen, 1 bedroom, 1 bathroom, 1 shower and 1 toilet.

The Conditions of Sale may be inspected at the office of the Sheriff, Pietermaritzburg for 15 (fifteen) days prior to the date of sale.

Take further notice that:

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

2. The Msunduzi Municipality is required to stipulate within 10 (ten) days of service of the Notice of Sale upon the Municipality, a reasonable reserve price or to agree in writing to a sale without reserve.

3. The Rules of this auction are available 24 hours prior to the auction at the Sheriff's Office, 20 Otto Street, Pietermaritzburg, KwaZulu-Natal.

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

- a) Directive of the Consumer Protection Act 68 of 2008
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>),
- b) FICA - legislation i.r.o proof of identity and address particulars,
- c) Payment of Registration fee of **R15 000.00** in cash,
- d) Registration conditions.

The

office of the Sheriff for Pietermaritzburg will conduct the sale with auctioneer AM Mzimela and/or her Deputies.

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

Dated at Pietermaritzburg, 11 APRIL 2024.

Attorneys for Plaintiff(s): Stowell & Co, 295 Pietermaritz Street, Pietermaritzburg. Tel: 0338450500. Fax: 0865455685. Ref: GJ CAMPBELL/FIR/2471. -.

AUCTION

Case No: 8914/2020P

IN THE HIGH COURT OF SOUTH AFRICA
(KwaZulu-Natal Division, Pietermaritzburg)

In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF and SANDEEP SEETH, Identity Number 7208085135087, DEFENDANT

NOTICE OF SALE IN EXECUTION

16 MAY 2024, 09:00, Sheriff's Office, 20 Otto Street, Pietermaritzburg, KwaZulu-Natal

PLEASE TAKE NOTICE THAT the under-mentioned property will be sold by Public Auction by the Sheriff for the High Court of Pietermaritzburg on **THURSDAY**, the **16th** day of **MAY 2024** at **09h00** at the Sheriff's Office, 20 Otto Street, Pietermaritzburg, KwaZulu-Natal.

The property is described as:-

Portion 47 of Erf 418 Pietermaritzburg,

Registration Division FT,
Province of KwaZulu-Natal,

in extent 1118 (One Thousand One Hundred and Eighteen) square metres

Held by Deed of Transfer Number T 14951/1997

and situated at 8 Conifer Road, Chasedene, Pietermaritzburg, KwaZulu-Natal, Umgungundlovu Magisterial District, and is zoned residential.

The following information is furnished but is not guaranteed:

The property has been improved with a main dwelling consisting of an entrance hall, lounge, family room, dining room, study, kitchen, 4 bedrooms, 2 bathrooms, 3 showers, 3 toilets, 2 carports and an entertainment room.

The Conditions of Sale may be inspected at the office of the Sheriff, Pietermaritzburg for 15 (fifteen) days prior to the date of sale.

Take further notice that:

1. This sale is a sale in execution pursuant to a Judgment obtained in the above Court.
2. The Msunduzi Municipality is required to stipulate within 10 (ten) days of service of the Notice of Sale upon the Municipality, a reasonable reserve price or to agree in writing to a sale without reserve.
3. The Rules of this auction are available 24 hours prior to the auction at the Sheriff's Office, 20 Otto Street, Pietermaritzburg, KwaZulu-Natal.
4. Registration as a buyer is a pre-requisite subject to specific conditions, *inter alia*:

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

- b) FICA - legislation i.r.o proof of identity and address particulars,
c) Payment of Registration fee of **R15 000.00** in cash,
d) Registration conditions.

The

office of the Sheriff for Pietermaritzburg will conduct the sale with auctioneer AM Mzimela and/or her Deputies.

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

Dated at Pietermaritzburg, 11 APRIL 2024.

Attorneys for Plaintiff(s): Stowell & Co, 295 Pietermaritz Street, Pietermaritzburg. Tel: 0338450500. Fax: 0865455685. Ref: GJ CAMPBELL/FIR/2355. -.

AUCTION

**Case No: 6347/2017
DOCEX 178, PRETORIA**

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

**IN THE MATTER BETWEEN: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and
THANDUKWAZI PETROS MNCUBE NONKULISO LEONAH MNCUBE (Married in community of
Property to each other), Defendant**

NOTICE OF SALE IN EXECUTION

**09 MAY 2024, 12:00, SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION
HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN**

KINDLY TAKE NOTICE that in pursuance of the Judgments granted by the Honourable Court in the above matter on the **18 JULY 2019** and **6 NOVEMBER 2020** and the execution of the Warrant of Execution of the immovable property, the following immovable property will be sold in execution subject to a Reserve Price, by the Acting Sheriff of the High Court for the district of Durban South on Thursday the **9th** day of **MAY 2024** at **12:00** by way of physical attendance at the **SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN** and/ or online, by clicking on the following link to register and participate in the online bidding process: www.onlineauctions.africa (in accordance with the Consumer Protection Act 68 of 2008 as amended).

PROPERTY DESCRIPTION: ERF 943 MOBENI, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 466 (FOUR HUNDRED AND SIXTY SIX) SQUARE METRES HELD UNDER DEED OF TRANSFER T21769/2008 SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN.

The property is situated at **22 FAIRBRIDGE ROAD, MOBENI/WOODLANDS, DURBAN, KWAZULU-NATAL.**

Magisterial District: **DURBAN SOUTH**

Improvements (not guaranteed): **A SEMI-ATTACHED DWELLING CONSISTING OF: A MAIN BUILDING WITH BRICKED WALLS; TILED ROOF; TILED FLOORS; 1 LOUNGE AND DINING ROOM COMBINED; 1 KITCHEN, 4 BEDROOMS, 1 BATHROOM AND 1 TOILET. AN OUT-BUILDING WHICH IS SEMI-ATTACHED CONSISTING OF: BRICKED WALLS; TILED FLOORS; 1 BEDROOM AND 1 TOILET. DRIVEWAY WITH 2 CARPORTS (Although nothing in this regard is guaranteed).**

The aforementioned property will be sold as per the Conditions of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Acting Sheriff of the High Court for the district of Durban South, situated at **UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN** or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The Auction will be conducted by either Mr. Allan Murugan, the duly appointed Acting Sheriff for Durban South in terms of Section 2 of the Sheriff's Act 90 of 1986 as amended and/or the duly appointed Deputies.

The Purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or electronic fund transfer on the day of the sale.

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

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

Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. Advertising cost at current publication rate and sale cost according to Court rules apply.

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

1. In accordance with the Consumer Protection Act 68 of 2008.

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

2. Fica- legislation: requirement of proof of Identity Document and residential address.

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

4. All online bidders are required to pay R40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

5. Registration conditions.

The auction will be conducted by the Sheriff, Allan Murugan or his nominated Deputy.

Dated at DURBAN, 12 APRIL 2024.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., SUITE 3, TERRACE VIEW, ASPEN PLACE, 9 RYDALL VALE OFFICE PARK, DOUGLAS SAUNDERS DRIVE, LA LUCIA RIDGE, 4051. Tel: (031) 007 0811 EXT807. Fax: 086 639 6551. Ref: G9431/DBS/C JACOB/VG/VO. -.

AUCTION

**Case No: 8257/2019
DX 61, PIETERMARITZBURG**

IN THE HIGH COURT OF SOUTH AFRICA
(PIETERMARITZBURG)

**In the matter between: NEDBANK LIMITED, Plaintiff and RENIKA SHASHMIKA RAMDHASS,
Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 12H00, NO 6 SYMONS ROAD, ESTCOURT, 3310

In pursuance of Judgment in the High Court of South Africa, KwaZulu Natal Division, Pietermaritzburg granted on 3 March 2020 the following immovable property will be sold in execution on 9 MAY 2024 at 12:00 at No 06 Symons Road, Estcourt, 3310 to the highest bidder:-

Erf 2798 Estcourt Extension 18, Registration Division GS, Province of KwaZulu Natal in extent 600 square metres held under Deed of Transfer No. T23721/17 subject to such conditions as set out in the aforesaid Title Deed.

The following information is furnished regarding the property, but is not guaranteed:-

The property is physically situated at 19 Bougainvillea Avenue, Estcourt Ext 18, KwaZulu Natal and the property consists of land improved by:-

Single freestanding block under tiled roof with tiled floors consisting of a lounge, dining room, 3 bedrooms, kitchen, 1 bathroom and 1 toilet with fenced concrete boundary ball.

The full conditions of sale can be inspected at the Sheriff of the High Court, 06 Symons Road, Estcourt, KwaZulu Natal.

TAKE FURTHER NOTICE that:

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

2. The Rules of this auction is available 24 hours before the auction and can be inspected at the office of the Sheriff of the High Court, 06 Symons Road, Estcourt, KwaZulu Natal.

3. The Auction will be conducted by the Sheriff for Uthukela 2 will conduct the sale with auctioneers NP Ndlovu and/or Mrs B Luthuli.

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

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

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

b) FICA - legislation: requirement proof of ID, residential address;

c) Payment of a registration of R10,000.00 in cash for immovable property;

d) Registration conditions.

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

Dated at PIETERMARITZBURG, 01 MARCH 2024.

Attorneys for Plaintiff(s): BERRANGE INC, SUITE 9, 2nd FLOOR, BLOCK C, TOWN BUSH OFFICE PARK, 460 TOWNBUSH ROAD, MONTROSE, PIETERMARITZBURG, 3201. Tel: 0333455331. Fax: 0333455824. Ref: SHAY VENESS. SHAY@B-INC.CO.ZA.

AUCTION**Case No: D5478/2020
DOCEX 178, PRETORIA**IN THE HIGH COURT OF SOUTH AFRICA
(KWAZULU-NATAL LOCAL DIVISION, DURBAN)**IN THE MATTER BETWEEN: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and
AUBREY SIFISO SIYABONGA SHABALALA HAZEL NOKULUNGA SHABALALA (Married in
community of Property to each other), Defendants**

NOTICE OF SALE IN EXECUTION

**09 MAY 2024, 12:00, SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION
HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN**

KINDLY TAKE NOTICE that in pursuance of the judgments granted by this Honourable Court in the above matter on 6 JUNE 2022 and 11 AUGUST 2023 and the execution of the Warrant of Execution of the immovable property, the following immovable property will be sold in execution, subject to a Reserve Price, by the Acting Sheriff of the High Court for the district of Durban South on Thursday the 9th day of MAY 2024 at 12:00 by way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN and/ or online, by clicking on the following link to register and participate in the online bidding process: www.onlineauctions.africa (in accordance with the Consumer Protection Act 68 of 2008 as amended).

PROPERTY DESCRIPTION: ERF 32 ST WINIFREDS REGISTRATION DIVISION ET PROVINCE OF KWAZULU-NATAL IN EXTENT 1411 (ONE THOUSAND FOUR HUNDRED AND ELEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T33924/2013 SUBJECT TO THE CONDITIONS CONTAINED THEREIN.

The property is situated at: 12 MINERVA CRESCENT, ST WINNIFREDS, KINGSBURGH, KWAZULU-NATAL.

Magisterial District: ETHEKWINI

Improvements (not guaranteed): A SINGLE DWELLING CONSISTING OF: A MAIN BUILDING WITH BRICKED WALLS; HARVEY TILED ROOF; TILED FLOORS; 1 LOUNGE; 1 DINING ROOM; 1 KITCHEN WITH BUILT-IN CUPBOARDS; 3 BEDROOMS WITH BUILT-IN CUPBOARDS; 1 BATHROOM WITH BATH; BASIN AND TOILET AND 1 VERANDA. 1 DOMESTIC WORKER'S ROOM WITH 1 TOILET ATTACHED TO A DOUBLE GARAGE AND 1 SWIMMING POOL (Although nothing in this regard is guaranteed).

The aforementioned property will be sold as per the Conditions of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Acting Sheriff of the High Court for the district of Durban South, situated at UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The Auction will be conducted by either Mr. Allan Murugan, the duly appointed Acting Sheriff for Durban South in terms of Section 2 of the Sheriff's Act 90 of 1986 as amended and/or the duly appointed Deputies.

The Purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or electronic fund transfer on the day of the sale.

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

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

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

Advertising cost at current publication rate and sale cost according to Court rules apply.

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

1. In accordance with the Consumer Protection Act 68 of 2008.
(<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. Fica- legislation: requirement of proof of Identity Document and residential address.
3. All bidders physically attending the auction are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
4. All online bidders are required to pay R40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
5. Registration conditions.

The auction will be conducted by the Sheriff, Allan Murugan or his nominated Deputy.

Dated at DURBAN, 10 APRIL 2024.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., SUITE 3, TERRACE VIEW, ASPEN PLACE, 9 RYDALL VALE OFFICE PARK, DOUGLAS SAUNDERS DRIVE, LA LUCIA RIDGE, 4051. Tel: (031) 007 0811 EXT807. Fax: 086 639 6551. Ref: DS0188/DBS/C JACOB/VG/VO. -.

Case No: 4218/2020

IN THE MAGISTRATE'S COURT FOR
(ETHEKWINI WEST SUB-DISTRICT OF EHEKWINI, HELD AT PINETOWN)

In the matter between: COTSWOLD DOWNS MANAGEMENT ASSOCIATION, Plaintiff and M&J PROJECTS INVESTMENTS (PTY) LIMITED, Defendant

NOTICE OF SALE IN EXECUTION

08 MAY 2024, 10H00, SHERIFF, PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN

AUCTION

IN THE MAGISTRATE'S COURT FOR THE DISTRICT OF PINETOWN
HELD AT PINETOWN

CASE NO. 4218/2020

In the matter between:

COTSWOLD DOWNS MANAGEMENT ASSOCIATION

NPC Applicant/Plaintiff

and

M & J PROJECTS INVESTMENTS (PTY) LIMITED

(REGISTRATION NO:

2013/035105/07)

Respondent/Defendant

NOTICE OF SALE IN EXECUTION

The following property will be sold in execution on **WEDNESDAY, 8 MAY 2024 at 10H00 at THE OFFICE OF THE SHERIFF PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN** to the highest bidder without reserve, namely:

ERF 2291 HILLCREST, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1 033 (ONE THOUSAND AND THIRTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T24443/2013, SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN

and situated at **11 COTSWOLD CHASE, COTSWOLD DOWNS ESTATE, 95 INANDA ROAD,**

HILLCREST, KWAZULU-NATAL

IMPROVEMENTS: VACANT LAND

THE PROPERTY IS ZONED: Special residential (nothing guaranteed).

The purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or via EFT on the day of the sale and the balance against transfer which shall be secured by a Bank or 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 hereunder. Should the purchaser received possession of the property; the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer.

Take further note that:

1. This sale is a sale in execution pursuant to a judgement obtained in the above court.
2. The Rules of this auction and full advertisement is available 24 hours before the auction at the office of the sheriff for Pinetown, 18 Suzuka Road, Westmead, Pinetown
3. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
 - a) In accordance with the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadfileAction?id=99961>).
 - b) Fica - legislation : Requirement proof of ID and residential address and other - List of FICA requirements available at Sheriff's office (under legal 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 Pinetown, at 18 Suzuka Road, Westmead, Pinetown, for 15 days prior to the date of sale.
4. The office of the Sheriff for Pinetown will conduct the sale with auctioneer **Sheriff N.B. NXUMALO** or his deputy **Mrs S RAGHOO**.
5. Payment of a registration Fee of R15 000.00 in cash ONLY

6. Advertising costs at current publication rates and sale costs according to Court rules, apply.
DATED AT KLOOF ON THIS 25TH day of MARCH 2024.

GEYSER DU TOIT LOUW & KITCHING INC

1 OLD MAIN ROAD

BRAEHEAD OFFICE PARK

KLOOF

TEL:031-7020331/2

FAX:031-7020010

(Ref: J KITCHING/DPR/C054J)

Email:jason@gdlkptn.co.za

Dated at KLOOF, DURBAN, 15 APRIL 2024.

Attorneys for Plaintiff(s): GEYSER DU TOIT LOUW & KITCHING PINETOWN INC, MANOR HOUSE, BRAEHEAD OFFICE PARK, 1 OLD MAIN ROAD, KLOOF, KWAZULU-NATAL. Tel: 0317020331. Fax: N/A. Ref: C054J. JASON KITCHING.

**Case No: D6490/2022
031-3122411**

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

**In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF, and SIPHAMANDLA CYRIL
MASENGEMI, FIRST DEFENDANT**

NOTICE OF SALE IN EXECUTION

16 MAY 2024, 10:00, Sheriff's Office Ladysmith, 10 Hunter Road, Ladysmith

The immovable property as described below (hereinafter referred to as the "property") will be put up for auction on **16 MAY 2024 at 10h00** or soon thereafter at THE SHERIFF'S OFFICE **10 HUNTER ROAD, LADYSMITH**, subject to a court reserve of **R674 500.00** consisting of:

Description:

ERF 15042 LADYSMITH

REGISTRATION DIVISION GS

PROVINCE OF KWAZULU-NATAL

IN EXTENT 500 (FIVE HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T 3292/2017 SUBJECT TO THE CONDITIONS THEREIN
CONTAINED

Physical Address: **9 MUNGA STREET, LADYSMITH, HYDE PARK**

Uthukela Magisterial District

IMPROVEMENTS: 2 x bedrooms, 1 x toilet, 1 x bathroom, 1 x open plan kitchen with built-in-cupboards

Outbuilding : 2 x rooms with tiled floors, 1 x toilet, 1 x bathroom

THE PROPERTY IS ZONED: RESIDENTIAL

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

The full conditions of sale may be inspected at Ladysmith Sheriff's Office 10 Hunter Road, Ladysmith.

TAKE FURTHER NOTE THAT:

1. This sale is a sale in execution pursuant to a Judgement obtained in the above court
2. The Rules of this auction is available 24 hours before the auction at the office of The Sheriff for Ladysmith, 10 Hunter Road, Ladysmith;
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia; Directive of the Consumer Protection Act 68 of 2008, URL Reference Number (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
4. FICA - legislation i.r.o proof of identity and address particulars.
5. Payment of a Registration Fee of **R10 000** in cash or bank guaranteed cheque.
6. Registration conditions.
7. The office of the **Sheriff for Ladysmith** will conduct the auction with the sheriff **Rajkumar or his deputy**.
8. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at Durban, 29 MARCH 2024.

Attorneys for Plaintiff(s): RAMDASS & ASSOCIATES, 308-310 Problem Mkhize Road, Berea, Durban 4001. Tel: 031-3122411. Fax: 031-3122730. Ref: Mr D J Stilwell/vs. -.

AUCTION**Case No: 146/2022P
351**

IN THE HIGH COURT OF SOUTH AFRICA
(KWA-ZULU NATAL DIVISION, PIETERMARITZBURG)

In the matter between: SB Guarantee Company (Rf) Proprietary Limited (Registration Number: 2006/021576/07), Plaintiff and THANDEKA NOKWANDA NGCOBO (IDENTITY NUMBER: 8701170432087), Defendant

NOTICE OF SALE IN EXECUTION

16 MAY 2024, 09:00, Sheriff of the High Court Pietermaritzburg at 20 Otto Street, Pietermaritzburg

In pursuance of a judgment and warrant granted on 8 September 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 16 May 2024 at 9:00 by the Sheriff of the High Court Pietermaritzburg at 20 Otto Street, Pietermaritzburg to the highest bidder subject to a reserve price of R800 000.00:- CERTAIN: PORTION 58 OF ERF 1825 PIETERMARITZBURG SITUATED:6 Vere Road, Pietermaritzburg MAGISTERIAL DISTRICT: Umgungundlovu REGISTRATION DIVISION: F.T., PROVINCE OF KWA-ZULU NATAL MEASURING: 1161 (ONE THOUSAND ONE HUNDRED AND SIXTY ONE) SQUARE METRES Improvements:The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: 3 x Bedrooms; 2 x Bathrooms; 1 x Lounge; 1 x Dining Room; 1 x Kitchen; 1 x Garage; and 1 x Storeroom. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, THANDEKA NOKWANDA NGCOBO (IDENTITY NUMBER: 8701170432087), under her name under Deed of Transfer No. T32144/2018. The full conditions may be inspected at the offices of the Sheriff of the High Court Pietermaritzburg at 20 Otto Street, Pietermaritzburg. Auction to be conducted by Sheriff AM Mzimela and/or her Deputies as Auctioneers. Registration fee of R15 000.00 in cash. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za, REF. SR/WE/IC000491.

Dated at Pretoria, 16 APRIL 2024.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001,. Tel: (012) 817- 4843. Fax: 086 697 7980. Ref: S Rossouw/WE/IC000491. -.

AUCTION**Case No: D6518/2022
351**

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

In the matter between: SB Guarantee Company (Rf) Proprietary Limited (Registration Number: 2006/021576/07), Plaintiff and BONGOKUHLE NTULI (IDENTITY NUMBER: 7906095326089), Defendant

NOTICE OF SALE IN EXECUTION

13 MAY 2024, 09:00, Sheriff of the High Court Durban West at no 32 Melbourne Road, entrance in Banshee Lane, Umbilo, Durban

In pursuance of a judgment and warrant granted on 13 March 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 13 May 2024 at 9:00 by the Sheriff of the High Court Durban West at no 32 Melbourne Road, entrance in Banshee Lane, Umbilo, Durban to the highest bidder subject to a reserve

price of R2 240 000.00:- CERTAIN: ERF 5494 DURBANSITUATED: 26 Edmonds Road, Glenwood, Durban
MAGISTERIAL DISTRICT: eThekweni REGISTRATION DIVISION: F.U., PROVINCE OF KWA-ZULU NATAL IN
EXTENT: 686 (SIX HUNDRED AND EIGHTY SIX) SQUARE METRES Improvements: The information given
regarding the improvements on the property and details regarding the number and nature of rooms
within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable
for any inaccurate information pertaining to the property where access to the property was, for
whatever reason, limited or impossible. The improvements on the property consist of the following:
Fenced Boundary - brick and concrete; Double Storey; Brick Walls; Tiled Roof; Carpets in Rooms;
Wooden Floors; 1 x Lounge; 1 x Dining Room; 1 x Kitchen; 3 x Bedrooms upstairs; 1 x Bathroom &
Toilet; Outbuilding: Tiled Roof; Brick Walls; 1 x Bathroom & Toilet. 1 x Swimming Pool; DWELLING
CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, BONGOKUHLE NTULI (IDENTITY NUMBER:
7906095326089), under his name under Deed of Transfer No. T22717/2020. The full conditions may
be inspected at the offices of the Sheriff of the High Court Durban West at NO 1 Rhodes Avenue,
Glenwood. Take further notice that: 1. Registration as a buyer is a pre-requisite subject to conditions,
inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICS legislation iro proof of identity and address particulars. c) Payment of a registration fee of R20 000.00 cash. d) Registration conditions. The office of the Sheriff Durban West will conduct the sale with auctioneers N Adams. Advertising costs at current publication rates and sale costs according to court rules apply. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za, REF. SR/WE/IC000314.

Dated at Pretoria, 16 APRIL 2024.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, Tel: (012) 817- 4843. Fax: 086 697 7980. Ref: S Rossouw/WE/IC000314. -.



AUCTION

**Case No: 9393/19P
031 5369700**

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

In the matter between: ABSA HOME LOANS GUARANTEE (RF) PROPRIETARY LIMITED, FIRST PLAINTIFF/APPLICANT, ABSA BANK LIMITED, SECOND PLAINTIFF/APPLICANT and WORLDTEL BROADBAND PROPRIETARY LIMITED, FIRST DEFENDANT/RESPONDENT, SHALIN GOVENDER, SECOND DEFENDANT/RESPONDENT, GINA SOTERIOU GOVENDER, THIRD DEFENDANT/RESPONDENT

NOTICE OF SALE IN EXECUTION

06 MAY 2024, 09H00, AT THE SHERIFF OFFICE, SHERIFF 82 TREVENEN ROAD, LOTUSVILLE, VERULAM

In terms of a judgment of the above Honourable Court, a sale in execution will be held on MONDAY, 06TH day of MAY 2024 at 09:00 (registration will close at 08:50am) at THE SHERIFF'S OFFICE, SHERIFF, 82 TREVENEN ROAD, LOTUSVILLE, VERULAM to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder: DESCRIPTION: A UNIT CONSISTING OF:- (a) SECTION NUMBER. 9 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS79/1979, IN THE SCHEME KNOWN AS MIRAMAR IN RESPECT OF THE LAND BUILDING OR BUILDINGS SITUATED AT UMHLANGA ROCKS, IN THE ETHEKWINI MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 216 (TWO HUNDRED AND SIXTEEN) SQUARE METRES IN EXTENT; AND, (b) AN UNDIVIDED SHARE IN COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER NUMBER ST35168/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. PHYSICAL ADDRESS: UNIT 4A, SECTION 9 MIRAMAR, 84 LAGOON DRIVE, UMHLANGA. MAGISTERIAL DISTRICT: ETHEKWINI MAGISTERIAL DISTRICT, ZONING: RESIDENTIAL (nothing is guaranteed herein) IMPROVEMENTS: BLOCK UNDER TILE AND CONSISTING OF 3 FLOORS, 1ST FLOOR: DINNING ROOM TILED, LOUNGE TILED, SLIDING DOOR, BALCONY, TILED, SEAVIEW, GUEST TOILET, WASH BASIN, TILED, KITCHEN TILED WITH BUILT IN CUPBOARDS 2ND FLOOR: 4 BEDROOMS WITH BUILT IN CUPBOARDS, 4X AIR CONDITIONING, BATHROOM, TILED AND CONSISTING OF TUB SHOWER AND WASH BASIN, MAIN, BEDROOM, SLIDING DOOR,

BALCONY, SEAVIEW, BATHROOM, CONSISTING OF TUB, SHOWER, TILED AND WASH BASIN,PASSAGE, TILED WITH BUILT IN CUPBOARDS, STAIRWAY TILED.3RD FLOOR: ROOFTOP, BAR, JACUZZI, AWNING, SEAVIEW, TILED.OTHERS: 1X UNDER COVER PARKING, 1X OPEN PARKING, 1X STOREROOM, RESIDENTIAL COMPLEX, ACCESS CONTROLLED BY OCCUPANTS DISC/REMOTE.The nature, extent, condition and existence of the improvements are not guaranteed, and are “voetstoets”)The full Conditions of Sale may be inspected at the Sheriff's Office at 82 Trevenen Road, Lotusville, Verulam, KwaZulu-Natal.TAKE FURTHER NOTE THAT:1.The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an Order granted against the Defendants for money owing to the Plaintiff.2.The Rules of the Auction and Conditions of Sale may be inspected at the Sheriff's Office at 82 Trevenen Road, Lotusville, Verulam, KwaZulu-Natal, 24 hours prior to the auction.3.Registration as a buyer is a pre-requisite subject to conditions, inter alia:Directive of the Consumer Protection Act 68 of 2008(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)a)All bidders are required to present their Identity document together with their proof of residence, (municipal account or bank statement not older than 3 months) for FICA compliance.b)All bidders are required to pay R10 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.4.The auction will be conducted by the office of the Sheriff for INANDA DISTRICT 2 with auctioneers R.R Singh (Sheriff) and/or Hashim Saib (Deputy Sheriff),5.Advertising costs at current publication rates and sale costs according to the court rules, apply.6.The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or on the day of the sale.7.The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable.8.The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price.9.Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer.10.The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, INANDA DISTRICT 2, 82 TREVENEN ROAD, LOTUSVILLE, VERULAM.11.Only Registered Bidders will be allowed into the Auction room.12.STRICT COVID-19 GOVERNMENT REGULATIONS APPLY. WE HAVE THE RIGHT TO DISALLOW PERSONS THAT DO NOT ADHERE TO REGULATIONS.

Dated at UMHLANGA ROCKS, 09 APRIL 2024.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE,RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel: 031 5369700. Fax: 031 5369799. Ref: ROMAN REDDY/PC. MAT6509.

AUCTION

Case No: D13403/2022
docex 27

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

In the matter between: NEDBANK LIMITED, Plaintiff, and TUBAL ANGIAH, First Defendant
Identity Number: 711101 5180 08 4 CHRISTINE ANGIAH, Second Defendant Identity Number:
880618 0088 08 2

NOTICE OF SALE IN EXECUTION

13 MAY 2024, 09h00, 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, KWAZULU-NATAL

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court in terms of which the following property will be sold in execution **13th of May 2024 from 9H00 AT 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, KWAZULU-NATAL**, to the highest bidder:

A unit (“the mortgaged unit”) consisting of -

(a)Section No. 22 as shown and more fully described on Sectional Plan No. SS122/1988 (“the sectional plan”) in the scheme known as PENNY LANE in respect of the land and building or buildings situate at DURBAN, in the ETHEKWINI MUNICIPALITY of which section the floor area, according to the said sectional plan, is 93 (NINETY-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 No. ST10602/2014

SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

PHYSICAL ADDRESS:SECTION 22, DOOR NUMBER 22 PENNY LANE, 30 SUMMIT DRIVE, SHERWOOD, DURBAN

ZONING : RESIDENTIAL(NOTHING GUARANTEED)IMPROVEMENTS:The following information is furnished but not guaranteed:MAIN BUILDING: COMPLEX, BRICK WALLS, TILED ROOF, TILED FLOOR, LOUNGE, DINING ROOM, KITCHEN, BATHROOM, 2X BEDROOMS, TOILET, GARAGE, FENCED BOUNDARY, SWIMMING POOL, PAVING(The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots")

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction and full advertisement is available 24hours before the auction at the office of the Sheriff for **DURBAN WEST, No 1 RHODES AVENUE, GLENWOOD, DURBAN**. The office of the Sheriff for **Durban West** will conduct the sale with auctioneer **N ADAMS**. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

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

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, **No 1 RHODES AVENUE, GLENWOOD, DURBAN**.

Dated at UMHLANGA, 15 MARCH 2024.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Tel: 0315705603. Fax: -. Ref: MRS ADAMS/N0183/5729. STRAUSS DALY.

AUCTION

Case No: 7876/2011

IN THE HIGH COURT OF SOUTH AFRICA

(KWAZULU-NATAL LOCAL DIVISION, DURBAN held at DURBAN)

In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and YUGEN NAIDOO Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

08 MAY 2024, 10:00, 18 Suzuka Road, Westmead, Pinetown

The following property will be sold in execution to the highest bidder on **08TH May 2024 at 10H00 at 18 Suzuka Road, Westmead, Pinetown**, namely

6A WAVELL ROAD, WINSTON PARK, GILLITTS, DURBAN "MAGISTERIAL DISTRICT OF PINETOWN"

PORTION 3 (OF 1) OF ERF 80 WINSTON PARK, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL IN EXTENT 1 800 (ONE THOUSAND EIGHT HUNDRED) SQUARE METRES HELD BY DEED OF TRANSFER NO. T49061/06

SUBJECT TO THE CONDITIONS THEREIN CONTAINED("Property")

ZONING: Residential

IMPROVEMENTS, although in this regard, nothing is guaranteed:

A Double Storey House ,tiled roof dwelling comprising of 1 lounge, 1 dining room, 1 kitchen (built in cupboards) , 5 bedrooms, 4 ensuite , 1 separate toilet , 1 bathroom only shower ,double garage and fenced . There is one rondavel within the property .TAKE NOTICE THAT:

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

2. The rules of this auction and full advertisement is available 24 hours before the auction at the office of the Sheriff for Pinetown at 18 Suzuka Road, Westmead, Pinetown.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
- (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
 - (b) FICA - legislation in respect of proof of identity and address particulars.
 - (c) Payment of a Registration Fee of R15 000,00 in cash.
 - (d) Registration conditions.
4. The office of the Sheriff for Pinetown will conduct the sale with auctioneers N B Nxumalo and/or Mrs S Raghoo.
5. Advertising costs at current publication rates and sale costs according to Court rules, apply.
6. The aforesaid sale shall be subject to the Condition of Sale which may be inspected at the office of the Sheriff of the High Court, Pinetown 18 Suzuka Road, Westmead, Pinetown for 15 days prior to the date of sale.

Dated at Durban, 08 APRIL 2024.

Attorneys for Plaintiff(s): Allen Attorneys Inc, 57 Swapo Road, Durban North. Tel: 0315632358. Fax: 0315632375. Ref: gda/ep/NAIDOO. -.

AUCTION

Case No: D8704/2022

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Applicant, and
KANTHA PILLAY, Respondent**

NOTICE OF SALE IN EXECUTION

**09 MAY 2024, 10:00, Sheriff for Durban Coastal, 4 Arbuckle Road, Windermere,
Morningside, Durban**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court in terms of which the following property will be sold in execution on **09th May 2024 at 10H00** at the office of the **Sheriff for Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban** to the highest bidder subject to the reserve price of R725 000.00 for:

A Unit consisting of:

a) Section No. 80 as shown and more fully described on Sectional Plan No. SS161/1991 in the scheme known as 101 VICTORIA EMBANKMENT in respect of the land and building or buildings situate at Durban, eThekweni Municipality Area, of which section the floor area, according to the said Sectional Plan, is 96 (Ninety-Six) square metres in extent; and

b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, Held by Deed of Transfer No. ST4328/2014 and subject to the conditions as set out in the aforesaid deed.

Physical Address:

Flat 242, 101 Victoria Embankment (aka Margaret Mncadi Avenue), Durban, KwaZulu-Natal
(eThekweni - Magisterial District)

Zoning: Residential (nothing guaranteed)

Improvements:

The following information is furnished but not guaranteed:

Flat consisting of 1 lounge, 1 kitchen, 1 dining room, 2 bedrooms, 1 bathroom & 1 balcony. (The nature, extent, conditions and existence of the improvements are not guaranteed, and 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 shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase being secured in terms of the conditions of sale clause 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 date of occupation to date of transfer.

That the sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as Amended, in pursuant of an order granted against the defendants for money owing to the plaintiff.

The office of the Sheriff for Durban Coastal will conduct the sale with auctioneers GS Ndlovu and/or SD Naicker.

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

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

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

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

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

c) Payment of a Registration Fee of R15 000.00 (refundable) in cash, prior to the commencement of the auction to obtain a buyer's card, before 10H00.

d) Registration conditions.

The rules of this auction and a full advertisement is available **24 hours** before the auction at the office of the **Sheriff for Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban.**

The Conditions shall lie for inspection at the office of the **Sheriff for Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban** for 15 days prior to the date of sale.

Dated at DURBAN, 10 APRIL 2024.

Attorneys for Plaintiff(s): Goodrickes Attorneys, 1 Nollsworth Park, Nollsworth Crescent, La Lucia Ridge. Tel: 031 301 6211. Fax: 031 301 6200. Ref: TSM/ys/MAT20381. -.

AUCTION

**Case No: 2818/2020
031 5369700**

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

In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PROPRIETARY) LIMITED, FIRST APPLICANT, ABSA BANK LIMITED, SECOND APPLICANT, and MUSA WELCOME MTSHALI, FIRST RESPONDENT, MATSHEDISO MTSHALI, SECOND RESPONDENT

NOTICE OF SALE IN EXECUTION

09 MAY 2024, 12H00, AT THE SHERIFF OFFICE DURBAN NORTH, 350/352 STAMFORDHILL ROAD, (MATHEWS MEYIWA), MORNINGSIDE, DURBAN

In terms of a judgment of the above Honourable Court, a sale in execution will be held on THURSDAY, 09TH day of MAY 2024 at 12:00 at the SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE DURBAN in terms of Rule 46(12) (b), the property shall be sold to the highest bidder: KINDLY NOTE THAT THE AUCTION PROCESS WILL BE CONDUCTED IN THE FOLLOWING MANNER. By way of physical attendance at the SHERIFF'S OFFICE DURBAN NORTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN and / or online by registering on SHERIFF DURBAN NORTH/ACTING SHERIFF DURBAN SOUTH profile on www.onlineauctions.africa (in accordance with the Consumer Protection Act 68 of 2008 as Amended). DESCRIPTION: PORTION 9 OF ERF 224 DUIKER FONTEIN, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL, MEASURING 1734 SQUARE METRES IN EXTENT, HELD BY DEED OF TRANSFER 1187/2017 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 40 WORKINGTON ROAD, KENVILLE. MAGISTERIAL DISTRICT: ETHEKWINI MAGISTERIAL DISTRICT. THE PROPERTY IS ZONED: RESIDENTIAL IMPROVEMENTS: Double Storey, Freestanding, brick under tile roof and Carpeted floors dwelling consisting of: MAIN BUILDING: 1 LOUNGE, 1 DINNING ROOM, 4 BEDROOMS, 1 KITCHEN, 3 BATHROOMS, 3 TOILETS. OUTBUILDING: Single storey attached, block walls, under tile roof and tile floors, Dwelling consisting of: 1 LOUNGE, 1 BEDROOM, 1 BATHROOM, 1 TOILET. BOUNDARY: FENCED WITH CONCRETE, PAVING, DRIVEWAY AND 1 GARAGE. But nothing is guaranteed in respect thereof: The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoets") The full Conditions of Sale may be inspected at the SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD, DURBAN. TAKE FURTHER NOTE THAT: 1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an Order granted against the Defendants for money owing to the Plaintiff. 2. The Rules of the Auction and Conditions of Sale may be inspected at the Sheriff's Office, Durban North, 350/352 Stamfordhill Road (MATHEWS MEYIWA) Morningside Durban, 24 hours prior to the auction. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) a) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. b) All bidders physically attending the auction are required to pay R15 000.00 (Refundable)

registration fee prior to the commencement of the auction in order to obtain a buyer's card.c)All online bidders are required to pay R40 000.00 (Refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.4.The auction will be conducted by the Sheriff, Allan Murugan, or his Deputy.5.Advertising costs at current publication rates and sale costs according to the court rules, apply.6.The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 7.The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable.8.The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price.9.Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10.The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office, Durban North, 350/352 Stamfordhill Road (MATHEWS MEYIWA) Morningside Durban.

Dated at UMHLANGA ROCKS, 04 APRIL 2024.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel: 031 5369700. Fax: 031 5369799. Ref: ROMAN REDDY/PC. MAT6574.

AUCTION

**Case No: 6441/16P
031 5369700**

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

**In the matter between: ABSA BANK LIMITED, APPLICANT, and NHLAKANIPHO ELMOR
MTHEMBU, RESPONDENT**

NOTICE OF SALE IN EXECUTION

**09 MAY 2024, 10H00, AT THE SHERIFF OFFICE, 4 ARBUCKLE ROAD, WINDERMERE,
MORNINGSIDE, DURBAN**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on THURSDAY, 09TH day of MAY 2024 at 10:00 at 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE, DURBAN, to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder: DESCRIPTION: A UNIT CONSISTING OF:- (A) SECTION NO. 9 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS44/1983, IN THE SCHEME KNOWN AS LANCASTER GATE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT DURBAN 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.ST8107/2002 PHYSICAL ADDRESS: 12 LANCASTER GATE, 11 SOUTH BEACH AVENUE, DURBAN.MAGISTERIAL DISTRICT: ETHEKWINI MAGISTERIAL DISTRICT.

ZONING : RESIDENTIAL (Nothing in this regard is guaranteed) IMPROVEMENTS: a Sectional title unit consisting of: 1 Lounge, 1 DINING ROOM, 1 KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 SEPARATE TOILET.The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots")TAKE FURTHER NOTE THAT:1.The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant to a judgment obtained in the above court.2.The Rules of the Auction and full advertisement is available 24 hours before the auction at the office of the Sheriff for Durban Coastal, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE, DURBAN. 3.Registration as a buyer is a pre-requisite subject to conditions, inter alia:a)Directive of the Consumer Protection Act 68 of 2008, (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)b)FICA - legislation i.r.o. proof of identity and address particulars.c)Payment of a Registration Fee of R15 000.00 in cash.d)Registration conditions.4.The office of the Sheriff for Durban Coastal will conduct the sale with auctioneers G S NDLOVU and/or D NAICKER.5.Advertising costs at current publication rates and sale costs according to the court rules, apply.6.The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale.7.The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and

shall provide for the payment of the full balance and any such interest payable.8.The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price.9.Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer.10.The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Durban Coastal, 4 ARBUCKLE ROAD, WINDERMERE, DURBAN.

Dated at UMHLANGA ROCKS, 04 APRIL 2024.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK,UMHLANGA ROCKS. Tel: 031 5369700. Fax: 031 5369799. Ref: ROMAN REDDY/PC. MAT6426.

AUCTION

Case No: **D7169/2020**

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration No: 2006/021576/07), Execution Creditor/Plaintiff and MBUSI NDUMISO NZIMANDE (Identity Number: 860112 5598 083), Execution Debtor/Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 10:00, SHERIFF DURBAN COASTAL at 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE, DURBAN

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 08th day of SEPTEMBER 2023 respectively in terms of which the following property will be sold in execution on 09th day of MAY 2024 at 10H00 by the SHERIFF DURBAN COASTAL at 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE, DURBAN to the highest bidder with reserve R1 096 175.00. A unit consisting of- a) SECTION NUMBER 5 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS64/1978, IN THE SCHEME KNOWN AS SAN LEANDRO IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT DURBAN, ETHEKWINI MUNICIPALITY AREA OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 161 (ONE HUNDRED AND SIXTY ONE) SQUARE METRES IN EXTENT; AND b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST39458/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. ("the Property") ALSO KNOWN AS: UNIT 12 SAN LEANDRO, 80 CURRIE ROAD, BEREA, DURBAN DOMICILIUM ADDRESS: 61 JOHN GEEKIE ROAD, GLENMORE, DURBAN The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DINING ROOM, KITCHEN, 3X BEDROOMS, 2X BATHROOMS, TOILET (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF DURBAN COASTAL. The office of the SHERIFF DURBAN COASTAL will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R15 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF DURBAN COASTAL at 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE, DURBAN.

Dated at SANDTON, 12 MARCH 2024.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Fax: -. Ref: R GCUMENI/FF/THE1797/0105. -.

AUCTION

**Case No: 9827/22P
7, PORT ELIZABETH**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and
MICHAEL FRIEDRICH HAMMERSEN, Defendant**

NOTICE OF SALE IN EXECUTION

09 MAY 2024, 10:00, 4 Arbuckle Road, Windermere, Morningside, Durban

In pursuance of a judgment dated 07 February 2023 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff Durban Coastal with auctioneers G.S. Ndlovu and S.D. Naicker, at 4 Arbuckle Road, Windermere, Morningside, Durban on 09 May 2024 at 10:00, by public auction.

Section No. 59 on Sectional Plan Number SS40/1984 in the scheme known as Steven Park, situated in Durban of which section the floor area is 47 (Forty Seven) square metres. Held by Deed of Transfer Number ST27475/2012 subject to the conditions therein contained and situated at Section 59 SS Steven Park, 39 South Beach Avenue, Durban, in the Ethekwini Magisterial District.

Description of Property: Consisting of estimate 2 bedrooms, 1 bathroom, 1 kitchen, 1 lounge. The description of the property is not guaranteed or warranted.

The Conditions of Sale or the Rules of the auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban.

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

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

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

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

c) Payment of a Registration Fee of R15,000.00 in cash.

Registration Condition.

Dated at GQEBERHA, 17 APRIL 2024.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Tel: 0415027232. Fax: 0415852239. Ref: Reatile Semane. STA269/1082.

AUCTION

**Case No: D5269/2022
Docex: 7, PORT ELIZABETH**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and
MBONGENI NDLOVU, Defendant**

NOTICE OF SALE IN EXECUTION

**09 MAY 2024, 12:00, UNIT ½ ELATION HOUSE, 350/352 STAMFORDHILL ROAD, MORNINGSIDE,
DURBAN**

In pursuance of a judgment dated 20 October 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Acting Sheriff Durban South, at Unit 1/2 Elation House, 350/352 Stamfordhill Road, Morningside, Durban on 09 MAY

2024 at 12:00, by public auction by way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT ½ ELATION HOUSE, 350/352 STAMFORDHILL ROAD, MORNINGSID, DURBAN and/or online, by clicking on the following link to register and participate in the online bidding process www.onlineauctions.africa.

(a) SECTION NUMBER 9 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS81/1994 IN THE SCHEME KNOWN AS VILLA ROSA - MONTCLAIR IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT SEA VIEW, IN THE ETHEKWINI MUNICIPALITY AREA, OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SAID SECTIONAL PLAN IS 80 (EIGHTY) SQUARE METRES IN EXTENT; AND (b) AN UNDIVIDED SHARE IN AND TO THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER NUMBER: 18/09924., and situated at unit 9 Villa Rosa, 13 Ronald Road, Montclair, in the eThekweni Magisterial District.

IMPROVEMENTS OF PROPERTY: A duplex under brick walls and tiled roof with tiled floors consisting of: 2x bedrooms with BIC, 1x lounge, 1x fully fitted kitchen, 1x shower and toilet combined and 1x garage. The boundary is fenced with concrete and tar paving. The description of the property is not guaranteed or warranted.

The Conditions of Sale or the Rules of the auction and a full advertisement is available 24 hours before the auction at the office of the Acting Sheriff Durban South, at Unit 1/2 Elation House, 350/352 Stamfordhill Road, Morningside, Durban.

Terms: The Auction will be conducted by either Mr Allan Murugan, the duly appointed Acting Sheriff of Durban South in terms of Section 2 of the Sheriff's Act 90 of 1986 as amended and/or the duly appointed Deputy. The Purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by EFT on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Plaintiff or his or her Attorneys and shall be furnished to the Sheriff within twenty-one (21) days from the date of the sale. The Property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of Sale. Should the purchaser receive possession of the property the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of occupation to date of transfer. 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 (<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) Fica - legislation i.r.o. proof of identity and address particulars
- c) All bidders physically attending the auction are required to pay R15,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card
- d) All online buyers are required to pay R40,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
- e) Registration Condition.

Dated at GQEBERHA, 17 APRIL 2024.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Tel: 0415027232. Fax: 0415852239. Ref: Reatile Semane. STA269/1024.

AUCTION

Case No: **D4079/22**

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and REGAN BRENDON PIERCE (Identity Number: 720803 5171 08 3), First Defendant and LAVERNE CARMEL PIERCE (Identity Number: 760906 0147 08 0), Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 12:00, SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), DURBAN

KINDLY TAKE NOTICE THAT in pursuance of the Judgement granted by the above Honourable Court in the above matter on 5 OCTOBER 2022 and in execution of the Writ of Execution of the immovable property, the following immovable property will be sold in execution by the Sheriff of the High Court for the District of Durban North on 9 MAY 2024 at 12h00 by way of physical attendance at the SHERIFF'S

OFFICE, SHERIFF DURBAN NORTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), DURBAN and/or online, by clicking on the following link to register and participate in the online bidding process: www.onlineauctions.africa (in accordance with the Consumer Protection Act 68 of 2008 as amended). PROPERTY DESCRIPTION: PORTION 1 OF ERF 99 DUIKER FONTEIN REGISTRATION DIVISION F.U. PROVINCE OF KWAZULU-NATAL IN EXTENT: 1035 (ONE THOUSAND AND THIRTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T 448/2019 The property situated at 284 EFFINGHAM ROAD, DUIKER FONTEIN. IMPROVEMENTS: LOUNGE, DINING ROOM, 4 BEDROOMS, KITCHEN, LAUNDRY, BATHROOM, TOILET, EN SUITE. OUTSIDE BUILDING: 1 ROOM AND TOILET. BASEMENT: ROOM, TOILET AND SHOWER. DOUBLE GARAGE, STUDY ROOM AND CONCRETE PRECAST FENCE. The aforementioned property will be sold as per the Conditions of sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the office of the said sheriff of the High Court for the district of DURBAN NORTH, SITUATED AT UNIT1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder. 1. The auction will be conducted by either Mr Allan Murugan, the duly appointed Sheriff for Durban North in terms of Section 2 of the Sheriff's Act 90 of 1986 as amended and/or the duly appointed Deputies. 2. The Purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 3. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of occupation to the date of sale. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject to the following Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) All bidders physically attending the auction are required to pay R15,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. (d) All online bidders are required to pay R40,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. (e) Registration conditions The auction will be conducted by the Sheriff, Allan Murugan or his nominated Deputy. C/O COLEMAN MSOMI ATTORNEYS 1Maristine 75 Oakleigh Drive Musgrave, Durban Cell: 083 965 1648

Dated at SANDTON.

Attorneys for Plaintiff(s): VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523 5326. Ref: B SEIMENIS / S ERASMUS / MAT: 18519. -.

AUCTION

Case No: 814/2023P

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

In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED Plaintiff, and MDUDUZI MAKHANYA Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 12:00, Sheriff Durban North, 350/352 Stamfordhill Road, (Mathews Meyiwa) Morningside, Durban

This sale is in execution pursuant to a judgment obtained in the above Honourable Court on 30th May 2023 in terms of which the following property will be sold in execution on **Thursday , 09TH May 2024 at 12:00 by way of physical attendance at the** at the Sheriff's Office, Acting Sheriff Durban South, 350/352 Stamfordhill Road, (Mathews Meyiwa) Morningside, Durban and or/ online by registering on Acting Sheriff Durban South profile on www.onlineauctions.africa; (in accordance with the Consumer Act 68 of 2008 as Amended), to the highest bidder. **A UNIT CONSISTING OF:(a) SECTION NO. 20 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO.262/2006 IN THE SCHEME KNOWN AS NATURES VALLEY IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT , IN AMANZIMTOTI IN THE ETHEKWINI MUNICIPALITY AREA OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 126 (ONE HUNDRED AND TWENTY SIX) SQUARE METRES IN EXTENT; AND**

(b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN HELD BY DEED OF TRANSFER NO. ST 022808/2013 AND SUBJECT TO SUCH CONDITION AS SET OUT IN THE AFORESAID DEEDS OF TRANSFER ("the Property")

PHYSICAL ADDRESS: 20 NATURE VALLEY, 82 RIVERSIDE ROAD, AMANZIMTOTI ZONING: Residential. IMPROVEMENTS:

The following information is furnished but not guaranteed: 1 Brick and Tile Simplex comprising of, 3 Bedroom with BIC and tiled Floors, 1 Main En Suite with Bath Shower Toilet, 1 Bathroom with Bath Basin Toilet, 1 Open Plan Kitchen with BIC, 1 Lounge, 1 Double Garage attached to Simplex. 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 to the Sheriff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. Should the Purchaser 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. The Rules of this Auction is available 24 hours before auction at the office ACTING SHERIFF DURBAN SOUTH, 350/352 STAMFORDHILL ROAD, (MATHEWS MEYIWA), MORNINGSID, DURBAN. The office of the SHERIFF for the ACTING SHERIFF DURBAN SOUTH will conduct the sale with Sheriff, Allan Murugan, or his Deputy. Advertising costs at current publication rates and sale costs according to court rules that apply. Registration as a buyer is a prerequisite subject to conditions, inter alia. The bidding process will be done physically at the Sheriff's Office and/or online by clicking on the following link to register and participate in the online bidding process: www.onlineauctions.africa. Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); FICA - legislation i.r.o proof of identity and address particulars. 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; All online buyers 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; 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, ACTING SHERIFF DURBAN SOUTH, 350/352 STAMFORDHILL ROAD (MATHEW MEYIWA), MORNINGSID, DURBAN.

Dated at Durban, 08 APRIL 2024.

Attorneys for Plaintiff(s): Allen Attorneys Inc, 57 Swapo Road, Durban North. Tel: 0315632358. Fax: 0315632375. Ref: gda/ep/Makhanya. -.

AUCTION

**Case No: 9827/22P
Docex 7, Port Elizabeth**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and
MICHAEL FRIEDRICH HAMMERSEN DEFENDANT**

NOTICE OF SALE IN EXECUTION AND AUCTION: IMMOVABLE PROPERTY

09 MAY 2024, 10:00, 4 Arbuckle Road, Windermere, Morningside, Durban

In pursuance of a judgment dated 07 February 2023 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff Durban Coastal with auctioneers G.S. Ndlovu and S.D. Naicker, at 4 Arbuckle Road, Windermere, Morningside, Durban on 09 May 2024 at 10:00, by public auction.

Section No. 59 on Sectional Plan Number SS40/1984 in the scheme known as Steven Park, situated in Durban of which section the floor area is 47 (Forty Seven) square metres. Held by Deed of Transfer Number ST27475/2012 subject to the conditions therein contained and situated at Section 59 SS Steven Park, 39 South Beach Avenue, Durban, in the Ethekwini Magisterial District.

Description of Property: Consisting of estimate 2 bedrooms, 1 bathroom, 1 kitchen, 1 lounge. The description of the property is not guaranteed or warranted.

The Conditions of Sale or the Rules of the auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban.

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

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

- a) Directive of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) Fica - legislation i.r.o. proof of identity and address particulars
- c) Payment of a Registration Fee of R15,000.00 in cash.
- d) Registration Condition.

Dated at GQEBERHA, 26 FEBRUARY 2024.

Attorneys for Plaintiff(s): Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Central, Port Elizabeth. Tel: 0415027254. Fax: 0415852239. Ref: Charmain Ehlers. STA269/1082.

LIMPOPO

AUCTION

Case No: 11830/2022

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

In the matter between: NEDBANK LIMITED PLAINTIFF, Plaintiff and JOLANDIE PIETERS (ID: 760530 0040 08 5), FIRST DEFENDANT, ZELDA PIERERS (ID: 820112 0014 08 5), SECOND DEFENDANT and LEPHALALE LOCAL MUNICIPALITY, THIRD DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 10:00, NUMBER 8 SNUIFPEUL STREET, ONVERWACHT, LIMPOPO PROVINCE

IN THE HIGH COURT OF SOUTH AFRICA
LIMPOPO DIVISION, POLOKWANE

CASE NUMBER: **11830/2022**

IN THE MATTER BETWEEN:

NEDBANK LIMITED, PLAINTIFF

AND

JOLANDIE PIETERS
(ID: 760530 0040 08 5), FIRST DEFENDANT

AND

ZELDA PIERERS (ID: 820112 0014 08 5), SECOND DEFENDANT

AND

LEPHALALE LOCAL MUNICIPALITY, THIRD DEFENDANT

AUCTION NOTICE OF SALE IN EXECUTION

In execution of a Judgment granted out of the High Court of South Africa in the abovementioned suit, a sale with no reserve will be held by the **SHERIFF OF ELLISRAS AT THE SHERIFF OFFICE, NUMBER 8 SNUIFPEUL STREET, ONVERWACHT, LIMPOPO PROVINCE ON THURSDAY, 9 MAY 2024 AT 10H00 (AM)** of the undermentioned property of the First and Second Defendants subject to the conditions of sale which are available for inspection at the offices of the Sheriff Ellistras, (014) 763 4128 to the highest bidder: -

A property consisting of -

SITE NUMBER: ERF 1334 ELLISRAS EXTENSION 16 TOWNSHIP

SITUATED AT: 60 DIEPKUIL CRESCENT, ELLISRAS, 0555
REGISTRATION DIVISION: L.Q., PROVINCE OF LIMPOPO
MEASURING: 1 120 (ONE THOUSAND ONE HUNDRED AND TWENTY SQUARE METRES
HELD UNDER DEED OF TRANSFER NO. T 90045/2015 and T 5970/2018
Subject to such conditions as set out in the aforesaid Title Deed.
("the mortgaged property")

THE PROPERTY IS ZONED: RESIDENTIAL
IMPROVEMENTS:

DOUBLE STORY THATCH HOUSE

GROUND FLOOR

2 x BEDROOMS

1 x SHOWER

2 x TOILETS

UPSTAIRS

1 x SHOWER

1 x TOILET

OPEN PLAN SECOND HOUSE (THATCHED HOUSE)

2 x BEDROOMS

1 x BATHROOM/SHOWER

1 x TOILET

OPEN PLAN THIRD HOUSE (THATCHED HOUSE)

2 x BEDROOMS

1 x BATHROOM

1 x TOILET

Subject to the following conditions:

Take note that the Execution Creditor, Sheriff and/or Plaintiff's Attorneys does not give any warranties with the regard to the description and/or improvements.

Take further note that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court on **25 JULY 2023**;

2. The Rules of this auction and a full advertisement are available between 08:00 and 16:30 before the auction, at the offices of the Sheriff of Polokwane at the Sheriff Office, NUMBER 8 SNUIFPEUL STREET, ONVERWACHT, LIMPOPO PROVINCE (014) 763 4128;

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

a. Directive of the **Consumer Protection Act 88 of 2008**; (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

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

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

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

DATED and signed at **POLOKWANE** this the 14th day of February 2024.

Attorneys of Plaintiff(s)
ESPAG MAGWAI ATTORNEYS
ADAM TAS BUILDING,
26 JORISSEN STREET,
POLOKWANE, 0699
TEL: (015) 297-5374
EMAIL: lit1@espagmagwai.co.za
REF: PJ VAN STADEN/MS/MAT37238

P J VAN STADEN
ESPAG MAGWAI ATTORNEYS
ATTORNEYS FOR PLAINTIFF
ADAM TAS FORUM BUILDING,
26 JORISSEN STREET,
POLOKWANE, 0699
TEL: (015) 297 5374
REF: PJ VAN STADEN/MS/MAT37238
A Legal Practitioner with the right
of Appearance in the High Court
of South Africa in terms of

Act 28 of 2014
 TO: THE REGISTRAR OF THE ABOVE HONOURABLE COURT
 POLOKWANE
 BY HAND
 AND TO: FIRST AND SECOND DEENDANTS
 60 DIEPKUIL CRESCENT, ELLISRAS, LEPHALALE, 0555
 &
 MEDUPI POWER STATION, MURRAY & ROBERTS POWER, GROOTEGELUK ROAD, LEPHALALE, 0557

BY SHERIFF

AND TO: LEPHALALE MUNICIPALITY MUNICIPAL MANAGER
 LEPHALALE

BY SHERIFF

Dated at POLOKWANE, 05 MARCH 2024.

Attorneys for Plaintiff(s): ESPAG MAGWAI ATTORNEYS, 26 JORISSEN STREET, ADAM TAS FORUM, POLOKWANE, 0699. Tel: 0152975374. Fax: -. Ref: -. -.

AUCTION
Case No: 11830/2022

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

In the matter between: NEDBANK LIMITED PLAINTIFF and JOLANDIE PIETERS (ID: 760530 0040 08 5), FIRST DEFENDANT, ZELDA PIERERS (ID: 820112 0014 08 5), SECOND DEFENDANT and LEPHALALE LOCAL MUNICIPALITY THIRD DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 10:00, NUMBER 8 SNUIFPEUL STREET, ONVERWACHT, LIMPOPO PROVINCE

IN THE HIGH COURT OF SOUTH AFRICA
 LIMPOPO DIVISION, POLOKWANE

CASE NUMBER: 11830/2022

IN THE MATTER BETWEEN:
 NEDBANK LIMITED
 PLAINTIFF

AND
 JOLANDIE PIETERS
 (ID: 760530 0040 08 5)

FIRST DEFENDANT

AND
 ZELDA PIERERS
 (ID: 820112 0014 08 5)
 AND

SECOND DEFENDANT

LEPHALALE LOCAL MUNICIPALITY

THIRD DEFENDANT

**AUCTION
 NOTICE OF SALE IN EXECUTION**

In execution of a Judgment granted out of the High Court of South Africa in the abovementioned suit, a sale with no reserve will be held by the **SHERIFF OF ELLISRAS AT THE SHERIFF OFFICE, NUMBER 8 SNUIFPEUL STREET, ONVERWACHT, LIMPOPO PROVINCE ON THURSDAY, 9 MAY 2024 AT 10H00 (AM)** of the undermentioned property of the First and Second Defendants subject to the conditions of sale which are available for inspection at the offices of the Sheriff Ellisras, (014) 763 4128 to the highest bidder: -

A property consisting of -

SITE NUMBER: ERF 1334 ELLISRAS EXTENSION 16 TOWNSHIP

SITUATED AT: 60 DIEPKUIL CRESCENT, ELLISRAS, 0555

REGISTRATION DIVISION: L.Q., PROVINCE OF LIMPOPO

MEASURING: 1 120 (ONE THOUSAND ONE HUNDRED AND TWENTY SQUARE METRES)

HELD UNDER DEED OF TRANSFER NO. T 90045/2015 and T 5970/2018

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

("the mortgaged property")

THE PROPERTY IS ZONED:RESIDENTIAL

IMPROVEMENTS:

DOUBLE STORY THATCH HOUSE

GROUND FLOOR

2 x BEDROOMS

1 x SHOWER

2 x TOILETS

UPSTAIRS

1 x SHOWER

1 x TOILET

OPEN PLAN SECOND HOUSE (THATCHED HOUSE)

2 x BEDROOMS

1 x BATHROOM/SHOWER

1 x TOILET

OPEN PLAN THIRD HOUSE (THATCHED HOUSE)

2 x BEDROOMS

1 x BATHROOM

1 x TOILET

Subject to the following conditions:

Take note that the Execution Creditor, Sheriff and/or Plaintiff's Attorneys does not give any warranties with the regard to the description and/or improvements.

Take further note that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court on **25 JULY 2023**;

2. The Rules of this auction and a full advertisement are available between 08:00 and 16:30 before the auction, at the offices of the Sheriff of Polokwane at the Sheriff Office, NUMBER 8 SNUIFPEUL STREET, ONVERWACHT, LIMPOPO PROVINCE (014) 763 4128;

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

a. Directive of the **Consumer Protection Act 88 of 2008** (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>)

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

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

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

DATED and signed at **POLOKWANE** this the 14th day of February 2024.

Attorneys of Plaintiff(s)

ESPAG MAGWAI ATTORNEYS

ADAM TAS BUILDING,

26 JORISSEN STREET,

POLOKWANE, 0699

TEL: (015) 297-5374

EMAIL: lit1@espagmagwai.co.za

REF: PJ VAN STADEN/MS/MAT37238

P J VAN STADEN

ESPAG MAGWAI ATTORNEYS

ATTORNEYS FOR PLAINTIFF

ADAM TAS FORUM BUILDING,

26 JORISSEN STREET,

POLOKWANE, 0699

TEL: (015) 297 5374

REF: PJ VAN STADEN/MS/MAT37238

A Legal Practitioner with the right of Appearance in the High Court of South Africa in terms of Act 28 of 2014

TO: THE REGISTRAR OF THE ABOVE HONOURABLE COURT POLOKWANE BY HAND

AND TO: FIRST AND SECOND DEENDANTS

60 DIEPKUIL CRESCENT, ELLISRAS, LEPHALALE, 0555 & MEDUPI POWER STATION, MURRAY &
ROBERTS POWER, GROOTEGELUK ROAD, LEPHALALE,

0557

BY SHERIFF

AND TO: LEPHALALE MUNICIPALITY
MUNICIPAL MANAGER
LEPHALALE

BY SHERIFF

Dated at POLOKWANE, 05 MARCH 2024.

Attorneys for Plaintiff(s): ESPAG MAGWAI ATTORNEYS, 26 JORISSEN STREET, ADAM TAS FORUM,
POLOKWANE, 0699. Tel: 0152975374. Fax: -. Ref: -. -.

AUCTION
Case No: 11829/2022

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

**In the matter between: NEDBANK LIMITED PLAINTIFF, Plaintiff and SAMUEL WILHELM STEYN
(ID: 810527 5037 08 2) FIRST DEFENDANT ZIRKIA JACOBA STEYN (ID: 780601 0004 08 6)
SECOND DEFENDANT LEPHALALE LOCAL MUNICIPALITY THIRD DEFENDANT, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

09 MAY 2024, 10:00, NUMBER 8 SNUIFPEUL STREET, ONVERWACHT, LIMPOPO PROVINCE

IN THE HIGH COURT OF SOUTH AFRICA
LIMPOPO DIVISION, POLOKWANE

CASE NUMBER: 11829/2022

**IN THE MATTER BETWEEN:
NEDBANK LIMITED**

PLAINTIFF**AND**

SAMUEL WILHELM STEYN **FIRST**
DEFENDANT

(ID: 810527 5037 08 2)**AND**

ZIRKIA JACOBA STEYN **SECOND**
DEFENDANT

(ID: 780601 0004 08 6)**AND**

LEPHALALE LOCAL MUNICIPALITY **THIRD**
DEFENDANT

AUCTION**NOTICE OF SALE IN EXECUTION**

In execution of a Judgment granted out of the High Court of South Africa in the abovementioned suit, a sale with **R 2 000 000.00 (TWO MILION RAND)**, reserve will be held by the **SHERIFF OF ELLISRAS AT THE SHERIFF OFFICE, NUMBER 8 SNUIFPEUL STREET, ONVERWACHT, LIMPOPO PROVINCE ON THURSDAY, 9 MAY 2024 AT 10H00 (AM)** of the undermentioned property of the First and Second Defendants subject to the conditions of sale which are available for inspection at the offices of the Sheriff Ellisras, (014) 763 4128 to the highest bidder: -

A property consisting of -

SITE NUMBER: **ERF 2360 ELLISRAS EXTENTION 16 TOWNSHIP**SITUATED AT: **4 MONGOOSE STREET, ONVERWACHT, ELLISRAS, LEPHALALE, 0557**REGISTRATION DIVISION: **L.Q., PROVINCE OF LIMPOPO**MEASURING: **1435 (ONE THOUSAND FOUR HUNDRED AND THIRTY FIVE) SQUARE METERS**

HELD UNDER DEED OF TRANSFER NO. T002388/2020

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

("the mortgaged property")

THE PROPERTY IS ZONED: RESIDENTIAL

IMPROVEMENTS:

1 x MAIN BEDROOM WITH TOILET/ SHOWER

2 x BEDROOMS (NORMAL)

2 x BATHROOMS
1 x LIVINGROOM
1 x SITTINGROOM
1 x FIRE PLACE
1 x KITCHEN
2 x STUDY ROOM WITH TOILET
1 x WASHING ROOM
1 x SINGLE GARAGE
ZINC STORE ROOM (OUTSIDE)

Subject to the following conditions:

Take note that the Execution Creditor, Sheriff and/or Plaintiff's Attorneys does not give any warranties with the regard to the description and/or improvements.

Take further note that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court on **6TH JUNE 2023**;

2. The Rules of this auction and a full advertisement are available between 08:00 and 16:30 before the auction, at the offices of the Sheriff of Ellisras at the Sheriff Office, NUMBER 8 SNUIFPEUL STREET, ONVERWACHT, LIMPOPO PROVINCE (014) 763 4128;

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

a. Directive of the **Consumer Protection Act 88 of 2008** (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

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

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

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

DATED and signed at **POLOKWANE** this the 26th day of March 2024.

Attorneys of Plaintiff(s)

ESPAG MAGWAI ATTORNEYS

ADAM TAS BUILDING,

26 JORISSEN STREET,

POLOKWANE, 0699

TEL: (015) 297-5374

EMAIL: lit1@espagmagwai.co.za

REF: PJ VAN STADEN/MS/MAT35645

Dated at POLOKWANE, 02 APRIL 2024.

Attorneys for Plaintiff(s): ESPAG MAGWAI ATTORNEYS, 26 JORISSEN STREET, ADAM TAS FORUM, POLOKWANE, 0699. Tel: 0152975374. Fax: -. Ref: PJ VAN STADEN/MS/MAT35645. -.

Case No: 8730/2019

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, the Plaintiff and MOGALE ZACHARIA MAIMELA, First Defendant and TLODIPYANE JERIDAH MAIMELA, Second Defendant

NOTICE OF SALE IN EXECUTION

15 MAY 2024, 10:00, Sheriff's Office, 66 Platinum Street, Ladine, Polokwane

In pursuance of a judgment dated **09 JUNE 2020** of the above Honourable Court and an attachment in execution, the Defendants' property described below will be sold by the Sheriff of Polokwane, one A.T. Ralehlaka, or the Deputy on duty, at the Sheriff's Office, 66 Platinum Street, Ladine, Polokwane on **Wednesday, 15 MAY 2024** at **10:00**, by public auction and with a reserve of R800,000.00:

Erf 3177 Pietersburg Ext 11 Township, in the Registration Division L.S., Province of Limpopo, in extent 1 037 (One Thousand and Thirty Seven) square metres, held by Deed of Transfer No.

T01766/2013, which property is situated at 142 Thabo Mbeki Street, Fauna Park, Polokwane and in the Polokwane Magisterial District

Description of Property: Single free-standing residence with brick walls under a corrugated iron roof with tiled floors, consisting of 3 bedrooms, 2 bathrooms, 1 kitchen, 1 lounge, 1 dining room, 1 scullery, 1 laundry, 2 toilets with 2 garages and 1 carport. Other information: Fenced: Steel, swimming pool and paving. The description of the property is not guaranteed or warranted.

The Conditions of Sale or the Rules of the auction will be read prior to the sale and may be inspected at Sheriff's Office Notice Board.

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

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

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

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

c) Payment of a Registration Fee of R15,000.00 in cash

d) Registration Condition.

Dated at Gqeberha, 17 APRIL 2024.

Attorneys for Plaintiff(s): Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Port Elizabeth. Tel: 0415027232. Fax: 0415852239. Ref: REATILE SEMANE. STA304/0012.

EASTERN CAPE / OOS-KAAP

AUCTION

Case No: 866/2021

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

**In the matter between: The Standard Bank of South Africa Limited, Plaintiff and Frans
Johannes Fouche, Defendant**

NOTICE OF SALE IN EXECUTION

**08 MAY 2024, 10:00, Erf 383 Boesmansriviermond, being 1 Kiewiet Street,
Boesmansriviermond**

In pursuance of a judgment of the above honourable court, dated 21 September 2021 and attachment in execution dated 29 July 2022, the following will be sold at Erf 383 Boesmansriviermond, being 1 Kiewiet Street, Boesmansriviermond, by public auction on Wednesday, 08 May 2024 at 10H00.

The sale of the property is not subject to a reserve price.

Description: 383 Boesmansriviermond

measuring 982 square metres

Street address: situated at: 1 Kiewiet Street, Boesmansriviermond

Standard bank account number 364 003 081

Improvements: While nothing is guaranteed it is understood that the property is zoned for residential purposes and that the main building consists of Lounge, Dining room, four bedrooms, kitchen, laundry, two bathrooms, two garages and wc.

The conditions of sale will be read prior to the sale and may be inspected at the Office of the Sheriff, 3 Martha Oosthuizen Street, Alexandria, or at Plaintiffs Attorneys.

Further details can be obtained from the offices of the Plaintiff's attorneys at St George's House, 104 Park Drive, Gqeberha telephone 041 5015500

TERMS: 10% deposit and Sheriff's charges at 6% on the first R100 000,00 of the proceeds of the sale and; 3.5% on R100 001,00 to R400 000,00, and; 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40 000,00 in total plus VAT and a minimum commission of R3 000,00 plus VAT. The balance of the purchase price is to be secured by a bank or bank guarantee, to be approved by the Plaintiff's Attorneys, to be furnished to the Sheriff within twenty-one (21) days from date of the sale.

Dated at Gqeberha, 29 FEBRUARY 2024.

Attorneys for Plaintiff(s): Greyvensteins Inc Attorneys, St Georges House, 104 Park Drive, Central, Gqeberha. Tel: (041) 501-5500. Fax: debbies@greyvensteins.co.za. Ref: DEB5318/H Scholtz/ds. -.

**Case No: 1327/2023
DOCEX 52, GQEBERHA**

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

**In the matter between: Firststrand Bank Limited Registration Number 1929/001225/06,
Plaintiff and Eugene Donovan De Vos, Identity Number : 900710 5236 08 3, 1st Defendant
and Nazlie De Vos, Identity Number : 901003 0187 08 2, 2nd Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 MAY 2024, 10:00, Office of the Acting Sheriff, 7 Mardray Court, 18 Baird Street, Kariega

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of **R350,000.00**, to the highest bidder on 16th day of May 2024 at 10:00 at the THE ACTING SHERIFF'S OFFICE, UITENHAGE, 7 MARDRAY COURT, 18 BAIRD STREET, KARIEGA. Erf 14823 UITENHAGE, situate in the Nelson Mandela Bay Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, in extent 300 Square Metres Situated at 5 SHEATBILL AVENUE, ROSEDALE, UITENHAGE, in the Magisterial district of Nelson Mandela Held under Deed of Transfer No. T.13355/2018 The Conditions of Sale will be read prior to the sale and may be inspected at the THE ACTING SHERIFF S OFFICE, UITENHAGE, MARDRAY COURT, 18 BAIRD STREET, KARIEGA. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Lounge, Kitchen, Bathroom, 2 x Bedrooms, WC.

Dated at Gqeberha, 15 MARCH 2024.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Gqeberha. Tel: 0413730664. Fax: -. Ref: M KOEN/al/FIR152/1345. Minde Schapiro & Smith Inc.

**Case No: 3405/2019
Docex 16, Port Elizabeth**

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

**In the matter between: Nedbank Ltd, Plaintiff, Plaintiff and Jakobus Petrus Delpont NO,
First Defendant, Minda Delpont NO, Second Defendant, Tinus Goosen NO, Third Defendant
and Jakobus Petrus Delpont, Fourth Defendant, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**10 MAY 2024, 11:00, By Mr Senzo Dhlamini, the Acting Sheriff, Knysna, at 8 Church Street,
Knysna**

In pursuance of a Judgment dated 31st of May 2021 of the above Honourable Court and an attachment in execution pursuant thereto, the property of the First, Second and Third Defendants, in their capacities as the Trustees for the time being of the JP Delpont Family Trust's property, described below will be sold by the Acting Sheriff, Mr Senzo Dhlamini, at the offices of the Sheriff of 8 Church Street, Knysna, by public auction and without reserve on Friday, the 10th of May 2024 at 11h00.

Property Description: Erf 84 Keurboomstrand, in the Bitou Municipality, Division of Knysna, Western Cape Province, in extent 952 square metres, situated at 16 Main Street, Keurboomstrand, held by Deed of Transfer T94286/2001

Improvements: As far as can be ascertained, the property is a residential property consisting of a three storey facebrick house with 5 bedrooms, 4 bathrooms, 2 kitchens, 4 living rooms, 3 garages and a carport.

The abovementioned description of the property is not guaranteed to be accurate or complete.

The amount due to the Local Authority in respect of rates and taxes and service charges as at 15 February 2024 is R8,728.38.

The sale is subject to the written confirmation of the execution creditor, given to the Sheriff within seven days after the date of the sale.

Bidders, excluding the Plaintiff, will be required to pay a R5,000.00 refundable registration fee prior to being issued with a bidder's card.

The Conditions of Sale or the Rules of the auction will be read prior to the sale and may be inspected at the Sheriff's abovementioned office. Queries may be directed to the offices of the Plaintiff's Attorneys, Telephone 041-5063708, reference Mrs W Dye.

Terms: 10% deposit and Sheriff's charges of 6% of the proceeds of the sale which shall be paid by the Purchaser up to a price of R100,000.00 and thereafter 3,5% on R100,001.00 to R400,000.00 and 1,5% on the balance of the proceeds of the sale provided that the minimum amount payable shall be R3,000.00 plus VAT and the maximum R40,000.00 plus VAT, on the date of sale, the balance against transfer to be secured by a bank or bank guarantee, to be approved of by the Plaintiff's Attorneys, to be furnished to the Sheriff within fourteen (14) days from the date of the sale.

This Notice complies with the provisions of the Regulations promulgated in terms of the Consumer Protection Act which may be perused at www.gov.za/documents/consumer-protection-act-regulations.

Prospective bidders are obliged to register as such prior to the auction and to provide the Sheriff with proof of their identity and of their place of residence as contemplated in Regulation 26.

Dated at Gqeberha, 15 APRIL 2024.

Attorneys for Plaintiff(s): BLC Attorneys, 4 Cape Road, Central, Gqeberha. Tel: 0415063700. Fax: 0415821429. Ref: Mr L Schoeman/W Dye/. K52769.

AUCTION

**Case No: 3128/2019
Docex 2, Tygerberg**

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

In the matter between: Absa Bank Limited, Plaintiff and Maggie Abrahams N.O. in her capacity as Executrix of Estate Late Armen Arevshatian Jordan, Defendant

AUCTION- NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

17 MAY 2024, 10:00, At the office of the Sheriff East London being 75 Longfellow Street, Quigney

Registered Owner: Armen Arevshatian Jordan Identity Number 6305126065082 Property Auctioned: Erf 20756 East London in the Buffalo City Metropolitan Municipality East London Division Province of the Eastern Cape Measuring 823 (Eight Hundred and Twenty Three) square metres held By Deed of Transfer T4243/1996 Situated: 11 Twin Falls Avenue East London Comprising (but not guaranteed): Main Building: Brick walls with tiled roof, tiled floors and brick fence, lounge, dining room, 2 bedrooms and kitchen. Out Building: Single freestanding storey with 2 rooms, brick walls, harvey tiled roof, tiled floors and bathroom Zoning; Residential Date Public Auction: 17 May 2024 at 10:00 Place of Auction: At the Office of the Sheriff being 75 Longfellow Street, Quigney Conditions: The sale is a sale in execution in pursuant to a judgment obtained in the above Honourable Court against the defendant for money owing to the execution creditor, and in accordance with the Consumer Protection Act 68 of 2008, as amended <http://www.info.gov.za/view/DownloadFileAction?id=99961> The rules of the auction is available 24 hours before the auction and can be inspected at the office of the Sheriff East London at the above mentioned address and the auction will be conducted by the Sheriff or his Deputy. Everyone that intends to bid at the auction must be acquainted therewith before the auction commerce. Registration as a buyer is pre-requisite subject to specific conditions, inter alia: a) In accordance with the Directive of the Consumer Protection Act 68 of 2008; b) FICA-legislation requirements: proof of ID and residential address; c) Payment of a Registration Fee of R15 000.00; 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 R725 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, 09 APRIL 2024.

Attorneys for Plaintiff(s): Sandenbergh Nel Haggard, S202 Block A Bonitas Office Park Carl Cronje Drive Bellville. Tel: 021 9199570. Fax: -. Ref: EL/P60200. -.

AUCTION

**Case No: EL 1260/2022
DOCEX 120, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA
(EASTERN CAPE DIVISION, EAST LONDON CIRCUIT COURT)

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) - EXECUTION CREDITOR, and SONGEZO MBULA (IDENTITY NUMBER: 890405 5384 08 0) - FIRST JUDGMENT DEBTOR AND SHIRLEY MBULA (IDENTITY NUMBER: 841204 0831 08 2) - SECOND JUDGMENT DEBTOR

NOTICE OF SALE IN EXECUTION

17 MAY 2024, 10:00, 75 LONGFELLOW STREET, QUIGNEY, EAST LONDON

In execution of a judgement of the High Court of South Africa, Eastern Cape Division, East London in the above mentioned suit, a sale with reserve price of **R683 698.43**, will be held by the Sheriff, **EAST LONDON, at 75 LONGFELLOW STREET, QUIGNEY, EAST LONDON** on **FRIDAY the 17TH MAY 2024** at **10H00** of the undermentioned property of the Judgement Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff, **75 LONGFELLOW STREET, QUIGNEY, EAST LONDON** during office hours: **ERF 8355 GONUBIE, BUFFALO CITY METROPOLITAN MUNICIPALITY, DIVISION OF EAST LONDON, PROVINCE OF THE EASTERN CAPE, IN EXTENT 351 (THREE HUNDRED AND FIFTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T1273/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF GONUBIE PALMS HOME OWNERS ASSOCIATION. MAGISTERIAL DISTRICT: BUFFALO CITY. ALSO KNOWN AS: 74 GONUBIE PALMS, QUENERA ROAD, GONUBIE, EASTERN CAPE PROVINCE.** Particulars of the property and the improvements thereon are provided herewith, but are **not guaranteed. A dwelling consisting of: 3 bedrooms, 1 bathroom, lounge, kitchen.** Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, *inter alia*: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R15 000.00; (d) Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at **THE SHERIFF EAST LONDON'S OFFICE, at 75 LONGFELLOW STREET, QUIGNEY, EAST LONDON. TELEPHONE NUMBER: (043) 722- 2063.**

Dated at PRETORIA, 15 APRIL 2024.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC, BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Tel: (012) 365-1887. Fax: -. Ref: M JONKER/AM/DG40376. -.

FREE STATE / VRYSTAAT

AUCTION

Case No: 1922/2017

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

In the matter between: LOUIS FOUCHE, Plaintiff and KGOTPOTJHA EPHRAIM NTJANE (ID NUMBER: 611014 5731 080), First DEFENDANT and MALESHOANE MARIA NTJANE (ID NUMBER: 641202 0459 088) Second DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 MAY 2024, 10H00, 16B CHURCH STREET, KROONSTAD

AUCTION

Reference: DE1567 CASE NO. 1922/2017

NOTICE OF SALE IN EXECUTION

IN THE MAGISTRATE'S COURT FOR THE DISTRICT OF FEZILE DABI
HELD AT KROONSTAD

In the matter between:

MR LOUIS FOUCHE PLAINTIFF

and

KGOTPOTJHA EPHRAIM NTJANE

(ID NUMBER: 611014 5731 080)

First DEFENDANT

MALESHOANE MARIA NTJANE Second DEFENDANT

(ID NUMBER: 641202 0459 088)

In pursuance of a judgment of the above Honourable Court dated 27-10-2020 and a Writ for Execution, the following property will be sold in execution on THURSDAY the 16 th day of MAY 2024 at 10:00 at before the Sheriff of KROONSTAD held at 16B CHURCH STREET, KROONSTAD.

CERTAIN: ERF5211 , EXT39

IN EXTENT : 1 545 (ONE THOUSAND FIVE HUNDRED AND FORTY FIVE) SQUARE METERS

HELD BY : DEED OF TRANSFER NO T25885/1997

SUBJECT TO : THE CONDITIONS THEREIN CONTAINED.

ALSO KNOWN AS: 5 BADENHORST STREET, KROONSTAD

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL

PURPOSES CONSISTING OF A MAIN BUILDING: 1X

LOUNGE, 1X KITCHEN, 4X BEDROOMS, 2X BATHROOMS,

1X OUT BUILDING WITH TOILET, 1X DOUBLE GARAGE,

DOUBLE CARPORT, 1X SEPARATE OUTSIDE TOILET.

(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 Magistrate's Court, SHERIFF 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, FOR THE MAGISTRATE'S COURT KROONSTAD, 16B CHURCH STREET, KROONSTAD.

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

1. Directions of the CONSUMER PROTECTION ACT 68 of 2008 (obtainable at [URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961](http://www.info.gov.za/view/DownloadFileAction?id=99961)).

2. Fica-legislation in respect of identity & address particulars.

3. Payment of registration monies.

4. Registration conditions.

The office of the SHERIFF OF THE MAGISTRATE'S COURT KROONSTAD (J VAN NIEKERK) will conduct the sale.

Advertising costs at current publication tariffs and sale costs according to court rules will apply.

DATED at KROONSTAD on this the ____ day of MARCH 2024.

ATTORNEY FOR PLAINTIFF

DJT ESTERHUYZE

ESTERHUYZE ATTORNEYS
71 ORANJE STREET
KROONSTAD
Ref: DJT/DE1567
SHERIFF OF MAGISTRATE'S COURT
KROONSTAD
J VAN NIEKERK

Dated at KROONSTAD, 16 APRIL 2024.

Attorneys for Plaintiff(s): ESTERHUYZE ATTORNEYS, 71 ORANJE STREET, KROONSTAD. Tel: 0562121200. Fax: -. Ref: DE1567. -.

AUCTION

Case No: 5521/2019
Docex: 18

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

**IN THE MATTER BETWEEN: FIRSTRAND BANK LIMITED trading inter alia as FNB HOME LOANS,
Plaintiff and ANNALIZE DU PREEZ (ID: 5501280031081), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 MAY 2024, 08:00, SHERIFF'S OFFICES, 20 RIEMLAND STREET, SASOLBURG

CERTAIN :1.1 ERF 766 DENEYSVILLE, DISTRICT HEILBRON, PROVINCE FREE STATE. IN EXTENT: 1 292 (ONE THOUSAND TWO HUNDRED AND NINETY TWO) SQUARE METRES 1.2 ERF 767 DENEYSVILLE, DISTRICT HEILBRON, PROVINCE FREE STATE. IN EXTENT: 1115 (ONE THOUSAND ONE HUNDRED AND FIFTEEN) SQUARE METRES. ALL HELD BY DEED OF TRANSFER NO T9276/2004. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ERF 766 AND 767 DENEYSVILLE BETTER KNOWN AS 16 PARR STREET, DENEYSVILLE, PROVINCE FREE STATE .THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF : ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, STUDY, KITCHEN, 3X BEDROOMS, 1X BATHROOM, 2X SHOWERS, 2X TOILETS, 1X STOREROOM, 1X CELLAR *(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 Sasolburg's offices or of the Attorney of Plaintiff, Messrs SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, BLOEMFONTEIN. TAKE FURTHER NOTICE THAT This is a sale in execution pursuant to a judgement obtained in the above Court; Rules of this auction is available 24 hours foregoing the sale at the Offices of the Sheriff Sasolburg. 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. Advertising costs at current publication tariffs & sale costs according court rules will apply.

Dated at BLOEMFONTEIN, 15 APRIL 2024.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Tel: 051-5056600. Fax: 051-4304806. Ref: ROCHELLE BRINK. MMD1503.

AUCTION

Case No: 1922/2017

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

In the matter between: LOUIS FOUCHE, Plaintiff and KGOTPOTJHA EPHRAIM NTJANE (ID NUMBER: 611014 5731 080), First DEFENDANT and MALESHOANE MARIA NTJANE (ID NUMBER: 641202 0459 088) Second DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

16 MAY 2024, 10H00, 16B CHURCH STREET, KROONSTAD

AUCTION

Reference: DE1567 CASE NO. 1922/2017
NOTICE OF SALE IN EXECUTION
IN THE MAGISTRATE'S COURT FOR THE DISTRICT OF FEZILE DABI
HELD AT KROONSTAD

In the matter between:

MR LOUIS FOUICHE PLAINTIFF
and

KGOTPOTJHA EPHRAIM NTJANE
(ID NUMBER: 611014 5731 080)

First DEFENDANT

MALESHOANE MARIA NTJANE Second DEFENDANT
(ID NUMBER: 641202 0459 088)

In pursuance of a judgment of the above Honourable Court dated 27-10-2020 and a Writ for Execution, the following property will be sold in execution on THURSDAY the 16 th day of MAY 2024 at 10:00 at before the Sheriff of KROONSTAD held at 16B CHURCH STREET, KROONSTAD.

CERTAIN: ERF5211 , EXT39

IN EXTENT: 1 545 (ONE THOUSAND FIVE HUNDRED AND FORTY FIVE) SQUARE METERS
HELD BY : DEED OF TRANSFER NO T25885/1997

SUBJECT TO : THE CONDITIONS THEREIN CONTAINED.

ALSO KNOWN AS: 5 BADENHORST STREET, KROONSTAD
CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL
PURPOSES CONSISTING OF A MAIN BUILDING: 1X
LOUNGE, 1X KITCHEN, 4X BEDROOMS, 2X BATHROOMS,
1X OUT BUILDING WITH TOILET, 1X DOUBLE GARAGE,
DOUBLE CARPORT, 1X SEPARATE OUTSIDE TOILET.
(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 Magistrate's Court, SHERIFF 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, FOR THE MAGISTRATE'S COURT KROONSTAD, 16B CHURCH STREET, KROONSTAD.

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.
4. Registration conditions.

The office of the SHERIFF OF THE MAGISTRATE'S COURT KROONSTAD (J VAN NIEKERK) will conduct the sale.

Advertising costs at current publication tariffs and sale costs according to court rules will apply.

DATED at KROONSTAD on this the ____ day of MARCH 2024.

ATTORNEY FOR PLAINTIFF

DJT ESTERHUYZE

ESTERHUYZE ATTORNEYS

71 ORANJE STREET

KROONSTAD

Ref: DJT/DE1567

SHERIFF OF MAGISTRATE'S COURT

KROONSTAD

J VAN NIEKERK

Dated at KROONSTAD, 16 APRIL 2024.

Attorneys for Plaintiff(s): ESTERHUYZE ATTORNEYS, 71 ORANJE STREET, KROONSTAD. Tel: 0562121200. Fax: -. Ref: DE1567. -.

AUCTION**Case No: 3103/2022**IN THE HIGH COURT OF SOUTH AFRICA
(FREE STATE DIVISION, BLOEMFONTEIN)**IN THE MATTER BETWEEN: THE BODY CORPORATE OF STADIENHOF - PLAINTIFF, and
MAKGATHATSO ESTER MALINGA - FIRST DEFENDANT; LEBONANG CHOPO, SECOND
DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2024, 10:00, 6A THIRD STREET, ARBORETUM, BLOEMFONTEIN

1.CERTAIN :Section No. 4 as shown and more full described on Sectional Plan No. SS25/1991 in the scheme known as STADIENHOF in respect of the land and building or buildings situate at District Bloemfontein Extension 39, Mangaung Metropolitan Municipality, of which section the floor area, according to the said sectional plan is 98 (ninety eight) square meters in extent and undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the sectional plan, held by virtue of Deed of Transfer ST1104/2020 THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL PROPERTY CONSISTING OF :2 X Bedrooms with carpets, 1 x Bathroom with floor- and wall tiles, Kitchen with build in cupboards, lounge with floor tiles, fencing, paving and Burglar-proofing .(the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") ADDITIONS: None

The conditions of sale will be read prior to the sale in execution by the Sheriff and may be inspected at the Sheriff bloemfontein West with address 6 A Third Street, Arboretum, Bloemfontein, 9301, and/or at the Offices of the Attorney of plaintiff, Messrs VAN WYK PROKUREURS INC, 7 COLLINS ROAD, THE LAW CHAMBERS, 2ND FLOOR, LINDE BUILDING, ARBORETUM, BLOEMFONTEIN. **TAKE FURTHER NOTICE THAT:** This is a sale in execution pursuant to a judgement obtained in the above Court; Rules of this auction is available 24 hours foregoing the sale at the Offices of the Sheriff BLOEMFONTEIN WEST Registration as a buyer, subject to certain conditions, is required i.e.3.1 directions of the Consumer Protection Act 68 of 2008.(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)3.2 Fica-legislation i.t.o identity & address particulars3.3 payment of registration monies 3.4 registration conditions The Office of the Sheriff will conduct the sale themselves. Advertising costs at current publication tariffs & sale costs according court rules will apply.

Dated at BLOEMFONTEIN, 02 APRIL 2024.

Attorneys for Plaintiff(s): VAN WYK PROKUREURS INC, 7 COLLINS ROAD, THE LAW CHAMBERS, 2ND FLOOR, LINDE BUILDING, ARBORETUM, BLOEMFONTEIN.. Tel: 051-0115180. Fax: -. Ref: DE RIDDER VAN WYK. DVW/FDM0110.

NORTHERN CAPE / NOORD-KAAP

AUCTION**Case No: 1704/2013
DOCEX 3, BLOEMFONTEIN**IN THE HIGH COURT OF SOUTH AFRICA
(NORTHERN CAPE DIVISION, KIMBERLEY)**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and DIRK CORNELIUS HENDRIK LANDMAN (ID NUMBER: 840628 5028 081), 1st Defendant and ANDRIES MYBURGH (ID NUMBER: 620827 5024 084), 2nd Defendant**

NOTICE OF SALE IN EXECUTION

17 MAY 2024, 10:00, WARRENTON MAGISTRATE'S COURT, 9 STRUWIG STREET, WARRENTON.

In pursuance of a judgment of the above Honourable Court dated 9 April 2021 and a Writ for Execution, the following property will be sold in execution on **FRIDAY** the **17 MAY 2024** at **10:00** at before the Sheriff of **HARTSWATER** held at **WARRENTON MAGISTRATE'S COURT, 9 STRUWIG STREET, WARRENTON.**

CERTAIN: ERF 12, WARRENTON, SITUATED IN THE MAGARENG MUNICIPALITY, DISTRICT KIMBERLEY, NORTHERN CAPE PROVINCE
IN EXTENT: 1 284 (ONE THOUSAND TWO HUNDRED AND EIGHTY FOUR) SQUARE METRES
HELD BY: DEED OF TRANSFER NO T194/2006
SUBJECT TO: ALL THE TERMS AND CONDITIONS CONTAINED THEREIN.
ALSO KNOWN AS: 9 SECOND AVENUE, WARRENTON
CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A MAIN: 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 3X BEDROOMS, 1X BATHROOM, 1X WATER CLOSET. OUTBUILDING: 1X GARAGE, 1X LAUNDRY, 1X WATER CLOSET (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, **HARTSWATER**.

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 HARTSWATER, MANOR, 25 JAN KEMPDORP**.

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](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, HARTSWATER (JH VAN STADEN)** will conduct the sale.

Advertising costs at current publication tariffs and sale costs according to court rules will apply.

Dated at BLOEMFONTEIN, 16 APRIL 2024.

Attorneys for Plaintiff(s): McINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Tel: 0515050200. Fax: 0862184922. Ref: NL2246. -.

AUCTION

Case No: 2519/2018
Docex: 3

IN THE HIGH COURT OF SOUTH AFRICA
(NORTHERN CAPE HIGH COURT, KIMBERLEY)

In the matter between: CHANGING TIDES 17 (PTY) LTD N.O., Plaintiff and BOITMELO SAMUEL MODUPE, 1st Defendant and SHARON TERESA MODUPE, 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

15 MAY 2024, 10:00, MAGISTRATE'S COURT, 9 TRANSVAAL ROAD, BARKLY WEST, NORTHERN CAPE PROVINCE

In pursuance of a judgment of the above Honourable Court granted on 31 March 2020 and a Writ of Execution subsequently issued, the following property will be sold in execution on **15 May 2024 at 10:00** at the **MAGISTRATE'S COURT, 9 TRANSVAAL ROAD, BARKLY WEST, NORTHERN CAPE PROVINCE**

CERTAIN: ERF 267 BARKLY WEST, SITUATED IN THE DIKGATLONG MUNICIPALITY, DISTRICT BARKLY WEST, PROVINCE NORTHERN CAPE (also known as **11 GARNET STREET, BARKLY WEST, NORTHERN CAPE PROVINCE**)

ZONED FOR RESIDENTIAL PURPOSES

MEASURING : **IN EXTENT 558 (FIVE HUNDRED AND FIFTY EIGHT) SQUARE METRES**

HELD : By Deed of Transfer **T130/2009**

DESCRIPTION : A residential unit consisting of: **4 BEDROOMS, 1 BATHROOMS, 1 SEPARATE SHOWER, 1 LOUNGE, 1 DINING ROOM; 1 FAMILY ROOM, 1 KITCHEN, 1 COVERED PATIO, 2 STORE ROOMS AND 2 CARPORTS.**

(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, BARKLY WEST

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the **SHERIFF'S OFFICE, 15 LIME STREET, MOUGHAUL PARK, KIMBERLEY**

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](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, BARKLY WEST**, will conduct the sale with auctioneer **MR SURECH KIKA**.

Advertising costs at current publication tariffs and sale costs according to court rules will apply.

SIGNED at BLOEMFONTEIN on this 6th day of March 2024.

Dated at Bloemfontein, 12 APRIL 2024.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST, 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Tel: 051-50 50 200. Fax: 0862702024. Ref: MRS A LOTTERING/RLB433 E-mail: anri@mcintyre.co.za. 00000001.

PAUC**PUBLIC AUCTIONS, SALES AND TENDERS
OPENBARE VEILINGS, VERKOPE EN TENDERS****GAUTENG**

**Martin Roelof Nel
Auction-All (Pty) Ltd**

(Master's Reference: G000206/2023)

Insolvent Estate On-Site Auction - 8 Bed 6 Bath Riverfront Mansion in Zuikerbos Estate
**2024-04-30, 12:00, Farm 434 'Uitvlugt' Portion 87, Zuikerbos Estate, 87 Albetros Street,
Three Rivers East, Gauteng**

On-Site Auction Details:

Starting Bid: R 3 000 000-00

On-Site Auction Date: Tuesday, 30 April 2024 from 12h00

On-Site Viewing: Tuesday, 30 April 2024 (Two hours before the Auction)

Welcome to this exquisite double-story property in the prestigious Zuikerbos Estate in the highly sought-after Three Rivers East area. This luxurious home offers a host of stunning features and amenities that epitomize upscale living.

Spread across two spacious levels, this property boasts a total of 8 bedrooms, providing ample space for family and guests. One of the bedrooms is equipped with a dressing room, offering an added touch of opulence. Accompanying the bedrooms are 6 beautifully designed bathrooms, ensuring convenience and comfort for all occupants.

The interior of this remarkable home is adorned with elegant finishes and meticulous attention to detail. Two dining rooms provide the perfect setting for formal gatherings and intimate meals, while a generous family room serves as a cozy space for relaxation and leisure. Additionally, there are three stylish lounges, including one with a fireplace, creating an inviting ambiance for socializing or unwinding.

Entertainment is taken to new heights with a dedicated theater room, ideal for hosting movie nights and enjoying immersive cinematic experiences. For those in need of a quiet workspace, a study is thoughtfully incorporated, providing a serene environment for productivity.

This property also includes practical features such as domestic quarters and three separate toilets, catering to the needs of staff and guests. The entire estate is fully fenced, ensuring privacy and security for residents.

Comfort is further enhanced by underfloor heating, offering warmth and coziness throughout the home. The outdoor areas are equally impressive, with three braai areas for al fresco dining and entertaining. The massive garden provides ample space for outdoor activities and relaxation, while a large swimming pool beckons for refreshing dips on sunny days.

Situated on a generous 1.705 ha erf, this property offers an expansive and picturesque setting. The well-manicured grounds, coupled with the elegant architecture of the house, create a sense of grandeur and tranquility.

Zuikerbos Estate, in which this property is located, is a prestigious and exclusive residential complex known for its luxurious lifestyle and high-end amenities. The estate is meticulously maintained and offers residents a range of communal facilities, such as parks, playgrounds, and walking trails, perfect for enjoying outdoor recreation and connecting with nature.

In conclusion, this magnificent double-storey property in Zuikerbos Estate, Three Rivers East, provides a blend of luxury, comfort, and functionality. With its abundance of bedrooms, spacious living areas, entertainment amenities, and expansive grounds, this home offers an unparalleled lifestyle in a highly sought-after location.

Martin Roelof Nel, 15/547 Kameelzynkraal, Welbekend, Pretoria, Gauteng, 082 771 7947, -, www.auction-all.com, martin@auction-all.com, Ref: -.

VENDITOR AUCTIONEERS
DJ & L ROBBERTSE
(Master's Reference: T1794/21)
3 BEDROOM HOUSE ON AUCTION

2024-05-07, 11:00, ONSITE AUCTION: 58 ADELL CRESCENT, MAGALIESKRUIN EXT 12

This property consists of the following:

Entrance hall

Lounge with laminated floor and air conditioning

Family room with laminated floor and air conditioning

Dining room with tiled floor and aluminium sliding doors to the braai area

Study/ bedroom with laminated floor, built-in cupboards, and air conditioning

Open plan kitchen/ scullery/laundry with tiled floor, wooden cupboards, granite tops, under counter oven, glass hob, extractor canopy, and pantry cupboard

Guest toilet

3 Bedrooms with laminated floor, built-in cupboards, and air conditioning

1st Bathroom with corner spa bath, shower, toilet, and double basin

2nd and 3rd Bathroom with shower, toilet and single basin

4th Bathroom with corner bath, shower, toilet, and double basin

Covered braai area with built-in braai

Outside toilet, and storeroom

Wendy house

Double carport

MONIQUE SMIT, 199 GORDON ROAD QUEENSWOOD, 0124038360, 0124038360,
www.venditor.co.za, monique@venditor.co.za, Ref: 15538.

Martin Roelof Nel
Auction-All (Pty) Ltd
(Master's Reference: 028215/2019)

Deceased Estate Auction: 4 Bed 2 Bath Property in Turffontein, Gauteng
2024-04-29, 13:00, Erf 1183, 11 Stranton Street, Turffontein, Johannesburg, Gauteng

On-Site Auction Details:

Starting Bid: R480 000-00

Date: Monday, 29 April 2024 from 13h00

Viewing: By appointment

Venue: 11 Stanton Street, Turffontein, Gauteng (In front of the property)

Discover the potential of this fixer-upper property nestled in the vibrant neighborhood of Turffontein, Gauteng. Perfect for investors seeking a promising venture, this property offers immense potential for renovation and customization.

The house is divided into two separate units, each featuring 2 bedrooms, 1 bathroom, a kitchen, and a spacious lounge area. The exterior is designed for convenience and functionality, with a long driveway providing ample parking space for friends and family, along with a convenient carport. Additionally, each unit includes a small flatlet complete with an outside toilet, offering versatility and potential accommodation options.

Turffontein, situated in the south of Johannesburg, is renowned for its lively atmosphere and convenient amenities. Residents benefit from easy access to various facilities, including shopping centers, malls, supermarkets, retail outlets, and dining options. Furthermore, essential healthcare services are easily accessible, with medical facilities, hospitals, and clinics situated nearby.

Don't miss out on this excellent investment opportunity in Turffontein, Gauteng.

Martin Roelof Nel, 15/547 Kameelzynkraal, Welbekend, Pretoria, Gauteng, 082 771 7947, -,
www.auction-all.com, martin@auction-all.com, Ref: -.

Martin Roelof Nel
Auction-All (Pty) Ltd
(Master's Reference: 028215/2019)

Deceased Estate Auction: 4 Bed 2 Bath Property in Turffontein, Gauteng
2024-04-29, 13:00, Erf 1183, 11 Stranton Street, Turffontein, Johannesburg, Gauteng

On-Site Auction Details:

Starting Bid: R480 000-00

Date: Monday, 29 April 2024 from 13h00

Viewing: By appointment

Venue: 11 Stanton Street, Turffontein, Gauteng (In front of the property)

Discover the potential of this fixer-upper property nestled in the vibrant neighborhood of Turffontein, Gauteng. Perfect for investors seeking a promising venture, this property offers immense potential for renovation and customization.

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Park Village Auctions
Opticycle Waste Recyclers (Pty) Ltd (in business rescue
(Master's Reference: -)
Timed Online Auction Notice
2024-04-29, 10:00, 318 Price Street, Waltloo, Pretoria

Timed online auction commencing at 10:00 on Monday 29 April, 2024

Closing at 12:00 on Tuesday 30 April, 2024

R30 000.00 refundable registration deposit payable. Buyer's commission payable. All assets sold subject to confirmation.

Complete PP/PE Washing and Pelletizing Line:

Washing Line (YOM 2020)

Design Capacity of 500kg/hr (Rigids) and 200-300kg/hr (Film); Manual Sorting Belt, Magnet, Various Conveyers and Screw Conveyers; Crusher, 55kw with Rotary and Stationary Blades; Hot Wash Unit, Friction Washer, Floating Washer; Centrifugal Dryer, Pipeline Dryer; Silos, Pumps, Tanks and Control Cabinet

Pelletizing Line (YOM 2020)

Design Capacity 350-450kr/hr (PE) and 300-400kg/hr (PP); 90kw Agglomerator with Rotary and Stationary Blades; Single Screw Extruder (1st Stage), 120mm, 6 Heating Zones, 132kw; Single Screw Extruder (2nd Stage), 150mm, 3 Heating Zones, 37kw; Filters, Screen Changers, Air Dryer; 5.5kw Pelletizer ; Silo and Blower

2x 2.5ton Diesel Forklifts, Shangair 11kw Piston

Compressor, Trailer, Office Furniture

2x Isuzu "F Series 850" 8 ton Trucks, with Hydraulic Lift

Buy Back Centre

1x 60t Horizontal Bailing Press, 2-3tons/hr (500kg bales), 4m Infeed Conveyor (YOM 2019)

2x Steel Portal Frame Open Sheds, Approx 350m² Each.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg, 011-789-4375, 011-789-4369, www.parkvillage.co.za, auctions@parkvillage.co.za, Ref: -.

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(Master's Reference: -)
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Park Village Auctions
Opticycle Waste Recyclers (Pty) Ltd (in business rescue
(Master's Reference: none)
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Bidders Choice (Pty) Ltd
PATIO SOLUTION COVERS (PTY) LTD (IN LIQUIDATION) MRN: G141/24

(Master's Reference: G141/2024)

LIQUIDATION ONLINE AUCTION: PATIO SOLUTION COVERS (PTY) LTD - G141/24
2024-04-25, 08:00, Online @ www.bidderschoice.co.za (click on BIDDERSONLINE TAB and register as a bidder)

Contact: 0861 444 242

Bids Open: THURSDAY, 25 APRIL 2024, AT 08:00AM

Bids Closes: TUESDAY, 30 APRIL 2024, FROM 11:00AM

Viewing: BY APPOINTMENT

Terms & Conditions:

R10 000 refundable registration fee payable via EFT transfer.

FICA documents

10% Buyers Commission plus VAT on the fall of the hammer.

0861 444 242 , Corner of Atterbury Road & Jollify Main Road, Mooikloof Office Park West, Building 12, Pretoria, 0861 44 42 42, -, www.bidderschoice.co.za, info@bidderschoice.co.za, Ref: info@bidderschoice.co.za.

KWAZULU-NATAL

PETER MASKELL AUCTIONEERS**Victory Ticket 1012 CC (in liquidation)****(Master's Reference: D000177/2023)**

AUCTION NOTICE

2024-05-07, 10:00, <https://bidlive.maskell.co.za>

Online Liquidation Auction of a 3-Bed Family Home with Outbuilding, Double Lock-Up Garage And Swimming Pool Located In Shelly Beach, KZN South Coast -Erf 171 Shelly Beach, Registration Division ET in the Ray Nkonyeni Municipality, Province of Kwa-Zulu Natal in extent of 1160 sqm and known as 171 Jocelyn Street, Shelly Beach, Kwazulu-Natal. *Duly instructed by the Liquidators of Victory Ticket 1012 CC (in Liq.), Master's Ref.: D000177/2023.* Timed Online Auction through our APP: <https://bidlive.maskell.co.za> - Bidding opens on 7th May 2024 at 10h00 & closes *from 10h00 on 8th May 2024. The main property comprises 3 bedrooms (MES), open plan lounge dining room & kitchen area and a 2nd full bathroom. The dwelling has a covered deck off the lounge area overlooking the swimming pool. Outbuildings: Garage /Flatlet. Terms: • R50000 buyer's card deposit payable by EFT • 10% deposit on purchase price • FICA to be provided • "Above subject to change without prior notice • Sale subject to confirmation • E&OE • *Bidding is subject to Automatic staggered ending times.

Danielle Hoskins, 47 Ohrtmann Road, Willowton, Pietermaritzburg, (033) 397 1190, -, www.maskell.co.za, danielle@maskell.co.za, Ref: -.

Bidders Choice (Pty) Ltd**PSG HAULERS CC (IN LIQUIDATION) MASTERS REFERENCE NO: G908/2023****(Master's Reference: G908/2023)**

LIQUIDATION ONLINE AUCTION: LUXURY THREE-BEDROOM UNIT, THE PEARLS OF UMHLANGA, KZN
2024-05-08, 08:00, Online @ www.bidderschoice.co.za (click on BIDDERSONLINE TAB and register as a bidder)

Contact: Hennie Eloff - 082 411 6970

Bids Open: WEDNESDAY, 08 MAY 2024, AT 08:00AM

Bids Closes: THURSDAY, 09 MAY 2024, FROM 11:00AM

Viewing: FRIDAY, 03 MAY 2024 (10:00 - 14:00)

Terms & Conditions:

1. R20 000 refundable registration fee payable via EFT transfer.
2. FICA documents
3. 10% Deposit payable on the fall of the hammer.
4. 6% Buyers Commission plus VAT on the fall of the hammer.

Hennie Eloff - 082 411 6970 , Corner of Atterbury Road & Jollify Main Road, Mooikloof Office Park West, Building 12, Pretoria, 0861 44 42 42, -, www.bidderschoice.co.za, christa@bidderschoice.co.za, Ref: PSG Haulers CC (IL).

WESTERN CAPE / WES-KAAP

Bidders Choice (Pty) Ltd
ROYAL TRUCK BODIES CAPE TOWN (PTY) LTD (IN LIQ)
(Master's Reference: C000147/2024)

ROYAL TRUCK BODIES CAPE TOWN (PTY) LTD (IN LIQ) - C000147/2024 Type of business: Trailer manufacturing company

2024-04-26, 08:00, Online @ www.bidderschoice.co.za (click on BIDDERSONLINE TAB and register as a bidder)

Auction opens: 26/04/2024 at 8h00

Auction closes: 29/04/2024 from 11h00

Viewing: 25 & 26 April 2024 from 9h00 - 15h00

Location: No 10 Off Red Hill Road, Joostenbergvlakte, Cape Town.

Terms & Conditions: FICA requirements & R5000 refundable deposit.

Items on auction:

2009 CY337-398 Iveco Stralis 480 Truck Tractor (Auto)

2006 CY222-721 Nissan Hardbody LDV (Manual)

Clark 2Ton diesel forklift model C500Y45

TCM 7Ton forklift

Guillotine

Exactility Press Brake 1995

SDK Detroit 50 compressor #AGH vision with receiver tank

Renttech 100KVA Generator and much more

Contact: Casper, 082 459 8877 or Christa, 082 898 16987

Casper, 082 459 8877 or Christa, 082 898 16987, Corner of Atterbury Road & Jollify Main Road, Mooikloof Office Park West, Building 12, Pretoria, 0861 44 42 42, -, www.bidderschoice.co.za, christa@bidderschoice.co.za, Ref: ROYAL TRUCK BODIES CAPE TOWN (PTY) LTD (IN LIQ).

FREE STATE / VRYSTAAT

Park Village Auctions
Boitshoko Properties and Investments (pty) Ltd (in liquidation)

(Master's Reference: G549/2023)

Auction Notice

2024-04-30, 11:30, Unit no's 24-29 Woodhill Office Park (Block 7) , 53 philip Englebrecht Avenue, Meyersdal, Alberton (measuring a total of 1 191 square metres)

Offering six (6) Sectional Title Units are all located in Block 7 with Units Number 24, 25 and 26 located on the Ground Floor and Units Number 27, 29 & 29 located on the Upper Level of the building. The common property foyer area on the Ground Floor is accessible from the customer parking area at the front of the building (Block 7) via glazed double swing doors and a wheelchair access ramp, with the office Units Number 24, 25 and 26 all leading off from the central foyer area. A tiled pedestrian staircase from the ground floor foyer gives access to the Upper-Level common property foyer area with the office Units Number 27, 28 & 29 all leading off from the upper-level central foyer.

24 hour onsite security; Access Controlled; 14 x Basement parking bays; 8 x Shaded parking bays; Office Park overlooks the R59 Highway.

R25 000.00 refundable registration deposit payable.

15% deposit on the fall of the hammer and the balance within 30 days of confirmation.

Buyer's commission payable

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg, 011-789-4375, 011-789-4369, www.parkvillage.co.za, auctions@parkvillage.co.za, Ref: -.

Park Village Auctions**Boitshoko Properties and Investments (pty) Ltd (in liquidation)****(Master's Reference: G549/2023)**

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