



Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA
REPUBLIEK VAN SUID-AFRIKA

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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**
- **12 January**, Friday for the issue of Friday **19 January 2024**
- **19 January**, Friday for the issue of Friday **26 January 2024**
- **26 January**, Friday for the issue of Friday **02 February 2024**
- **02 February**, Friday for the issue of Friday **09 February 2024**
- **09 February**, Friday for the issue of Friday **16 February 2024**
- **16 February**, Friday for the issue of Friday **23 February 2024**
- **23 February**, Friday for the issue of Friday **01 March 2024**
- **01 March**, Friday for the issue of Friday **08 March 2024**
- **08 March**, Friday for the issue of Friday **15 March 2024**
- **14 March**, Thursday for the issue of Friday **22 March 2024**
- **20 March**, Wednesday for the issue of Thursday **28 March 2024**
- **27 March**, Wednesday for the issue of Friday **05 April 2024**
- **05 April**, Friday for the issue of Friday **12 April 2024**
- **12 April**, Friday for the issue of Friday **19 April 2024**
- **19 April**, Friday for the issue of Friday **26 April 2024**
- **25 April**, Thursday for the issue of Friday **03 May 2024**
- **03 May**, Friday for the issue of Friday **10 May 2024**
- **10 May**, Friday for the issue of Friday **17 May 2024**
- **17 May**, Friday for the issue of Friday **24 May 2024**
- **24 May**, Friday for the issue of Friday **31 May 2024**
- **31 May**, Friday for the issue of Friday **07 June 2024**
- **07 June**, Friday for the issue of Friday **14 June 2024**
- **13 June**, Thursday for the issue of Friday **21 June 2024**
- **21 June**, Friday for the issue of Friday **28 June 2024**
- **28 June**, Friday for the issue of Friday **05 July 2024**
- **05 July**, Friday for the issue of Friday **12 July 2024**
- **12 July**, Friday for the issue of Friday **19 July 2024**
- **19 July**, Friday for the issue of Friday **26 July 2024**
- **26 July**, Friday for the issue of Friday **02 August 2024**
- **01 August**, Thursday for the issue of Thursday **08 August 2024**
- **08 August**, Thursday for the issue of Friday **16 August 2024**
- **16 August**, Friday for the issue of Friday **23 August 2024**
- **23 August**, Friday for the issue of Friday **30 August 2024**
- **30 August**, Friday for the issue of Friday **06 September 2024**
- **06 September**, Friday for the issue of Friday **13 September 2024**
- **13 September**, Friday for the issue of Friday **20 September 2024**
- **19 September**, Thursday for the issue of Friday **27 September 2024**
- **27 September**, 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: 46955/2020
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
VUSANI LETTWIN NKOSI, and NOBAKHE NKOSI, Defendants**

NOTICE OF SALE IN EXECUTION

**31 MAY 2024, 11:00, THE SHERIFF'S OFFICE, TSHWANE NORTH: 3 VOS & BRODRICK AVENUE,
THE ORCHARDS EXT 3**

In pursuance of a judgment granted by this Honourable Court on 29 SEPTEMBER 2022, a Warrant of Execution issued on 11 NOVEMBER 2022, and an Order in terms of Rule 46A(9)(c) granted on 12 OCTOBER 2023, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R744 163.51, by the Sheriff of the High Court TSHWANE NORTH, to the highest bidder.

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

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

ERF 769 THE ORCHARDS EXTENSION 11 TOWNSHIP
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG
IN EXTENT: 800 (EIGHT HUNDRED) SQUARE METRES
HELD BY DEED OF TRANSFER T57548/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 43 HARMSE AVENUE, THE ORCHARDS EXTENSION 11, AKASIA, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, STUDY, 2 KITCHENS, SCULLERY, 6 BEDROOMS, 3 BATHROOMS, SEPARATE TOILET, COVERED PATIO & OUTBUILDING: 2 GARAGES, ROOM & OTHER FACILITIES: BRAAI, CARPORT

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: S13730/DBS/N FOORD/CEM. -.

**Case No: 21091/21
Docex 111, Johannesburg**

IN THE MAGISTRATE'S COURT FOR

(The Magisterial District of Johannesburg North held at Randburg)

**In the matter between: Body Corporate of Belmont Estate Two, Plaintiff, and Dlamini,
Thandekile Lorraine (ID. 741123 0276 083), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

21 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 21st 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) Unit number 138 (Door no 138) as shown and more fully described on Sectional Plan No SS. 418/2005 in the scheme known as Belmont Estate Two in respect of land and building or buildings situate at Noordhang Ext 51, City of Johannesburg, Metropolitan Municipality, of which the floor, according to the said Sectional Plan, is 118 (one hundred and eighteen) square metres in extent, held under deed of transfer number ST.87668/2015.

Zoned: Residential, situated at Unit 138 (Door no 138) Belmont Estate Two, 95 Bellairs Drive, Noordhang Ext 51.

The following information as supplied, pertaining to alterations is not warranted as correct: Three bedrooms, two bathrooms, dining room, lounge, kitchen, two garages and garden.

Terms and conditions:

Terms:

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

Conditions:

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

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

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

Dated at Randburg, 19 FEBRUARY 2024.

Attorneys for Plaintiff(s): Sutherland Kruger Inc, c/o Bouver & Olivier Inc, Unit A, 388 Surrey Avenue, Ferndale, Randburg. Tel: 0861 000 795. Fax: 086 684 8141. Ref: Z19660/C Sutherland/sm. -.

AUCTION

**Case No: 10473/2022
DOCEX 178, PRETORIA**

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

**IN THE MATTER BETWEEN: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and
TAKALANI JEFFREY MUKHUBA, Defendant**

NOTICE OF SALE IN EXECUTION

**31 MAY 2024, 11:00, THE SHERIFF'S OFFICE, TSHWANE NORTH: 3 VOS & BRODRICK AVENUE,
THE ORCHARDS EXT 3**

In pursuance of a judgment granted by this Honourable Court on 16 AUGUST 2022, 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 TSHWANE NORTH, to the highest bidder.

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

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

ERF 1265 SOSHANGUVE EAST TOWNSHIP

REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG

MEASURING 524 (FIVE HUNDRED AND TWENTY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T28638/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 1265 BROWN BOOBY CRESCENT, SOSHANGUVE EAST, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS & OUTBUILDING: GARAGE

Dated at PRETORIA, 27 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: G11012/DBS/N FOORD/CEM. -.

AUCTION

**Case No: 1227/2020
DOCEX 178, PRETORIA**

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

**IN THE MATTER BETWEEN: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and
VICTOR TOONTAS, Defendant**

NOTICE OF SALE IN EXECUTION

**28 MAY 2024, 11:00, THE SHERIFF'S OFFICE, HALFWAY HOUSE-ALEXANDRA: 614 JAMES
CRESCENT, HALFWAY HOUSE**

In pursuance of a judgment granted by this Honourable Court on 7 APRIL 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 R2 746 503.09, by the Sheriff of the High Court HALFWAY HOUSE-ALEXANDRA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, HALFWAY HOUSE-ALEXANDRA: 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.

REMAINING EXTENT OF HOLDING 95 PRESIDENT PARK AGRICULTURAL HOLDINGS

REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 1,7131 (ONE COMMA SEVEN ONE THREE ONE) HECTARES

HELD UNDER DEED OF TRANSFER NO. T16023/1997

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

(also known as: 72 PRETORIUS ROAD, PRESIDENT PARK AGRICULTURAL HOLDINGS, MIDRAND, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH // ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

THATCH HOUSE - HOUSE 1: PART ORIGINAL HOUSE, OLDER PROPERTY, UNDER THATCH INCORPORATED INTO NEW ADDITIONS, PLASTERED AND UNDER THATCH, SABS LIGHTNING CONDUCTOR, 5 BEDROOMS WITH BUILT-IN CUPBOARDS, MAIN EN-SUITE, SEPARATE TOILET, OUTSIDE PRIVATE 6-SEATER JACUZZI, 4 BATHROOMS, 2 FULL BATHROOMS (2 EN-SUITE), 1 BATHROOM - SHOWER, TOILET, BASIN, LINEN CUPBOARD, HUGE EAT KITCHEN TO OUTSIDE PATIO, PANTRY, SEPARATE LARGE LAUNDRY, MULTI PURPOSE ROOM WITH WALKWAY TO HOUSE 2, SHARED, FAMILY ROOM, TV ROOM, LOUNGE/DINING WITH LARGE PATIO AND BUILT-IN BRAAI, MONET FIREPLACE (BRAAIS AND FIREPLACES RECENTLY REFURBISHED), HUGE OUTSIDE PAVED PATIO WITH CHROMODECK SHADE AREA, THATCH GAZEBO WITH BUILT-IN BRAAI & HOUSE 2: ORIGINAL HOUSE, OLDER PROPERTY, PLASTERED AND UNDER TILE, 3 BEDROOMS, MAIN EN-SUITE (BUILT-IN CUPBOARDS IN 2), 2 1/2 BATHROOMS, KITCHEN, PANTRY, MULTI PURPOSE ROOM WITH WALKWAY TO HOUSE 1, SHARED, LOUNGE/DINING/OPEN FIREPLACE (RECENTLY REFURNISHED) UNDER COVER PATIO, HUGE TILED OFFICE, GAMES ROOM ONTO POOL WITH GUEST TOILET AND PAVED ENTERTAINMENT AREA WITH FABRIC SHADENET COVER, JUST BEEN REPLACED WITH 90% SHADECOVER, LARGE POOL WITH 6 SOLAR HEATED PANELS, TOTALLY ENCLOSED WITH WALLING AND PALISADE AND ALARM ON GATE, LARGE PAVED AREA & OUTBUILDINGS BELONGING TO HOUSE 1 AND 2: STAFF QUARTERS, 3 BEDROOMS, LOUNGE, SEPARATE BATHROOM, LARGE STORAGE AREA, 3 GARAGES, 1 GARAGE WITH 3 PHASE POWER, BOAT GARAGE, HUGE CARPORTS AT BACK, SEPARATE GARAGE WITH 3 PHASE POWER & MIDDLE HOUSE - HOUSE 3 "TEATREE COTTAGE": TERMED ENTERTAINMENT CENTRE ON PLANS, PLASTERED AND UNDER CHROMODECK, DOUBLE STOREY, 3 BEDROOMS WITH BUILT-IN CUPBOARDS, LARGE LOUNGE/SITTING ADJACENT TO MAIN UPSTAIRS BEDROOM, 2 BATHROOMS, OPEN PLAN KITCHEN/LOUNGE/DINING/OPEN FIREPLACE (ALL RECENTLY REFURBISHED WITH LARGE PATIO AND BUILT-IN BRAAI, LINEN CUPBOARD UNDER THE

STAIRS, 2 DOUBLE CARPORTS, WENDY, FULLY WALLED, SEPARATE ENTRANCE, OWN WATER AND ELECTRIC METERS & TOP HOUSE - HOUSE 4 "TEALEAF COTTAGE": TERMED SECOND DWELLING ON PLANS, PLASTERED AND UNDER CHROMODECK, 3 BEDROOMS (ONE EN-SUITE), ONE IS AN ATTIC ROOM ABOVE KITCHEN WITH WOODEN STAIRCASE (BUILT-IN CUPBOARDS IN TWO OF THE BEDROOMS), 2 BATHROOMS, KITCHEN, SEPARATE LINEN CUPBOARD, HUGE LOUNGE/DINING/OPEN FIREPLACE WITH LARGE PATIO, DOUBLE CARPORT, THATCHED GAZEBO, WENDY, FULLY WALLED AND ELECTRIFIED WITH ELECTRIC FENCE, SEPARATE ENTRANCE, OWN WATER AND ELECTRIC METERS, OUTSIDE HOUSE 4 ARE TWO THATCHED WENDY'S WITH TOILETS AND BASINS FOR PLAYGROUND AREA & PROPERTY IS FULLY WALLED AND ELECTRIFIED WITH ELECTRIC FENCING, CCTV CAMERA, 2 CENTURION GATE MOTORS, PAVED DRIVEWAY, BOREHOLE, LARGE SWIMMING POOL AND ENTERTAINMENT AREA ARE ADJACENT TO HOUSE 2, TENNIS COURT AND LARGE THATCHED LAPA, THATCHED LAPA WITH KITCHEN, VARIOUS WENDY'S AND CARPORTS, ALL THE HOUSES ARE FITTED ON OPENING DOORS WITH EITHER TRELIDOOORS OR XPANDA GATES, FULLY BURGLAR PROOFED, ALL HOUSES HAVE THEIR OWN ALARM SYSTEMS CONNECTED TO ADT ARMED RESPONSE

TAKE FURTHER NOTICE THAT:

1. This sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

2. The registration fee for the buyers will be R50 000.00.

Dated at PRETORIA, 19 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: G11658/DBS/N FOORD/CEM. -.

AUCTION

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

**Case No: 35411/2018
DOCEX 178, PRETORIA**

IN THE MATTER BETWEEN: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and DESERT CHARM TRADING 221 (PROPRIETARY) LIMITED, REGISTRATION NUMBER: 2003/021403/07; HENNING JOHANNES FOURIE, I.D.: 520119 6067 08 7, (Married in community of property); LOBBERTUS JACOBUS VAN DER BIJL, I.D.: 470408 6167 08 5, (Married out of community of property); ad JOHN SEMBIE DANANA, I.D.: 570927 6012 08 8, (Married in community of property), Defendants

NOTICE OF SALE IN EXECUTION

28 MAY 2024, 10:00, THE SHERIFF'S OFFICE, KRUGERSDORP: OLD ABSA BUILDING, GROUND FLOOR, CNR HUMAN & KRUGER STREET, KRUGERSDORP

In pursuance of a judgment granted by this Honourable Court on 5 OCTOBER 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R1 357 021.49, by the Sheriff of the High Court KRUGERSDORP, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, KRUGERSDORP: 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 538 MONUMENT EXTENSION 1 TOWNSHIP
REGISTRATION DIVISION I.Q., GAUTENG PROVINCE
IN EXTENT 1487 (ONE THOUSAND FOUR HUNDRED AND EIGHTY SEVEN) SQUARE METRES
HELD BY DEED OF TRANSFER T6188/2010
SUBJECT TO THE CONDITIONS THEREIN CONTAINED
(also known as: 8 PIET JOUBERT STREET, MONUMENT, KRUGERSDORP, GAUTENG)
MAGISTERIAL DISTRICT: MOGALE CITY
ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, FAMILY ROOM, 3 BEDROOMS, BATHROOM, TOILET & OUTBUILDING: 2 GARAGES & SWIMMING POOL

Dated at PRETORIA, 22 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: G11332/DBS/N FOORD/CEM. -.

AUCTION

**Case No: 92152/2019
DOCEX 178, PRETORIA**

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

**IN THE MATTER BETWEEN: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and
MVELELI ERIC MADLANGA; and MAMILE ROYALJOY MADLANGA, Defendants**

NOTICE OF SALE IN EXECUTION

**28 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 6 MAY 2021, a Warrant of Execution issued on 29 MARCH 2022, and an Order in terms of Rule 46A(9)(c) granted on 26 FEBRUARY 2024, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R400 000.00, by the Sheriff of the High Court JOHANNESBURG SOUTH, 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 900 TURFFONTEIN TOWNSHIP

REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T23343/2005

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 52 DE VILLIERS STREET, TURFFONTEIN, JOHANNESBURG SOUTH, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, BATHROOM, SHOWER, TOILET & OUTBUILDING: BEDROOM, BATHROOM, SHOWER, TOILET

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff for Johannesburg South, 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, 22 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: G11602/DBS/N FOORD/CEM. -.

AUCTION

**Case No: 6977/2016
DOCEX 178, PRETORIA**

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

**IN THE MATTER BETWEEN: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and
NONCEBA MERCY MOKHOMO, Defendant**

NOTICE OF SALE IN EXECUTION

**28 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 27 MARCH 2019, 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 R495 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.

A UNIT CONSISTING OF -

(A) SECTION NO. 163 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS68/1998 IN THE SCHEME KNOWN AS PALM SPRINGS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT MEREDALE EXTENSION 12 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 83 (EIGHTY THREE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST48292/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

(also known as: UNIT 163 PALM SPRINGS, 57 MURRAY AVENUE, MEREDALE EXTENSION 12, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, BALCONY

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, 25 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: S12293/DBS/N FOORD/CEM. -.

AUCTION**Case No: 42309/2022****31**

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

**In the matter between: The Standard Bank of South Africa Limited (1962/000738/06)
Plaintiff, and Craig Oliver Beukes Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 MAY 2024, 10:00, Sheriff Pretoria North East 102 Parker Street, Riviera, Pretoria

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order 25 October 2023 at the Sheriff Pretoria North East, 102 Parker Street, Riviera, Pretoria, on Tuesday, 30 May 2024 at 10:00. Full conditions of sale can be inspected at the offices of the Sheriff Pretoria North East at 102 Parker Street, Riviera, Pretoria and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description : Erf 1279 Silverton Extension 7 Township, Registration Division:

J.R., The Province of Gauteng, Measuring: 905 Square metres, Held by Deed of Transfer no. T 123578/2004

Also Known as : Erf 1279 Silverton Extension 7 also known 978 Fiskaal Street, Silverton, Gauteng Province

Zone : Residential

Nothing guaranteed in this regard :

Improvements: Dwelling consisting of : 1x lounge, 1 x dining room, 3 x bedrooms, 1 x kitchen, 2 x bathrooms, 2 x toilets, 2 x carports, tile Roof, Pre-cast & palisade walls

Take note of the following requirements for all prospective buyers: 1. as required by the specific Sheriff, a refundable registration fee is payable on date of auction. 2. Presentation to the Sheriff of the following FICA documents: 2.1 Copy of Identity Document. 2.1 Proof of residential address.

Dated at Pretoria, 18 APRIL 2024.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Tel: 0124813551. Fax: 0866732397. Ref: S1234/9968. -.

AUCTION**Case No: 42309/2022****31**

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

**In the matter between: The Standard Bank of South Africa Limited (1962/000738/06)
Plaintiff, and Craig Oliver Beukes Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 MAY 2024, 10:00, Sheriff Pretoria North East 102 Parker Street, Riviera, Pretoria

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order 25 October 2023 at the Sheriff Pretoria North East, 102 Parker Street, Riviera, Pretoria, on Tuesday, 30 May 2024 at 10:00. Full conditions of sale can be inspected at the offices of the Sheriff Pretoria North East at 102 Parker Street, Riviera, Pretoria and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description : Erf 1279 Silverton Extension 7 Township, Registration Division:

J.R., The Province of Gauteng, Measuring: 905 Square metres, Held by Deed of Transfer no. T 123578/2004

Also Known as : Erf 1279 Silverton Extension 7 also known 978 Fiskaal Street, Silverton, Gauteng Province

Zone : Residential

Nothing guaranteed in this regard :

Improvements: Dwelling consisting of : 1x lounge, 1 x dining room, 3 x bedrooms, 1 x kitchen, 2 x bathrooms, 2 x toilets, 2 x carports, tile Roof, Pre-cast & palisade walls

Take note of the following requirements for all prospective buyers: 1. as required by the specific Sheriff, a refundable registration fee is payable on date of auction. 2. Presentation to the Sheriff of the following FICA documents: 2.1 Copy of Identity Document. 2.1 Proof of residential address.

Dated at Pretoria, 18 APRIL 2024.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Tel: 0124813551. Fax: 0866732397. Ref: S1234/9968. -.

AUCTION

Case No: 73611/2017
31

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

**In the matter between: The Standard Bank of South Africa Limited (1962/000738/06),
Plaintiff, and Nonhlanhla Delia Mthonti Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**28 MAY 2024, 10:00, Sheriff Johannesburg South, Shop no. 2 Vista Centre, 22 Hillary Road,
cnr Trevor Street, Gillview**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without reserve price as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order dated 3 November 2023 at the office of the Sheriff of Johannesburg South, Shop no. 2 Vista Centre, 22 Hilary Road, cnr Trevor Street, Gillview on 28 May 2024 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the offices of the Sheriff Johannesburg South, 24 hours prior to auction, at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description : Erf 950 Regents Park Extension 13 Township, Registration Division I.R. Province of Gauteng, Measuring 267 Square metres, Held by Deed of Transfer No. T70366/2005

Zoned : Residential

Also known as 37 Andrew Road, Pioneer Park, Regents Park Estate, Gauteng Province

Nothing guaranteed in this regard:

Improvements: : 3 x bedrooms, lounge, dining room, kitchen, 1 bathroom, 2 toilets

Take note of the following requirements for all prospective buyers:

1. Registration as buyer is a pre-requisite subject to conditions, Inter Alia : (a) Directive of the consumer protection Act 68 of 2008 (URL: <http://www.infp.gov.za/view/DownloadfileAction?id=99961>) (b) FICA-LEGISLATION - Proof of identity and address particulars (c) Payment of a registration fee of - R 50 000.00 - 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 SOUTH will conduct the sale with auctioneers J.A. Thomas and/or P Ora and/or J Jegels and/or P Ngcobo.

Dated at Pretoria, 15 APRIL 2024.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Tel: 0124813551. Fax: 0866732397. Ref: S1234/7852. -.

AUCTION

Case No: 74124/2019
31

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

**In the matter between: The Standard Bank of South Africa Limited (1962/000738/06),
Plaintiff and Zipho Nkosingphle Jabulani Ntuli First Defendant Simangele Maria Ntuli
Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 MAY 2024, 10:00, Sheriff Soweto West, 2241 Cnr Rasmeni & Nkopi Street, Protea North

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price R350 000.00 as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order Dated 29 January 2024, at the office of the Sheriff Soweto West, 2241 cnr Rasmeni & Nkopi Streets, Protea North on 30 May 2024 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Soweto West, at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description : Portion 62 of Erf 8990 Protea Glen Extension 11 Township, Registration Division I.Q., Gauteng Province, Measuring 162 square metres, Held by Deed of Transfer no. T 33499/2011

Also known as : Also known as 4 Wild Chestnut Street, , Protea Glen Ext. 11, Protea Glen, Soweto, Johannesburg, Gauteng Province

Zoned : Residential

Nothing guaranteed in this regard:

Improvements : Dwelling consisting of : 1 lounge, 1 bathroom, 2 x bedrooms, 1 kitchen,

Take note of the following requirements for all prospective buyers: 1. As required by the specific Sheriff, a refundable registration fee is payable on date of auction. 2. Presentation to the Sheriff of the following FICA documents: 2.1 Copy of Identity Document. 2.2 Proof of residential address.

Dated at Pretoria, 16 APRIL 2024.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val De Grace, Pretoria. Tel: 0124813551. Fax: 0866732397. Ref: S1234/9802. -.

AUCTION

**Case No: 2169/2020
DOCEX 178, PRETORIA**

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

**IN THE MATTER BETWEEN: ABSA BANK LIMITED, Plaintiff and THEUNIS LODEWIKUS
SCHOEMAN MARIA JOHANNA SCHOEMAN, Defendant**

NOTICE OF SALE IN EXECUTION

**31 MAY 2024, 11:00, THE SHERIFF'S OFFICE, TSHWANE NORTH: 3 VOS & BRODRICK AVENUE,
THE ORCHARDS EXT 3**

In pursuance of a judgment granted by this Honourable Court on 13 OCTOBER 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R875 000.00, by the Sheriff of the High Court TSHWANE NORTH, to the highest bidder.

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

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

PORTION 4 OF ERF 710 MOUNTAIN VIEW (PTA) TOWNSHIP

REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

IN EXTENT: 1021 (ONE THOUSAND AND TWENTY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER T72685/2004

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

(also known as: 1319 CHARL CILLIERS STREET, MOUNTAIN VIEW, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, BALCONY/PATIO & OUTBUILDINGS: 2 DOUBLE GARAGES, STAFF QUARTERS - BEDROOM, BATHROOM

Dated at PRETORIA, 15 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: U23055/DBS/N FOORD/CEM. -.

Case No: 1519/2021

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

In the matter between: Firstrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff, and KARABO MKWANAZ, with identity number 830929 5729 08 8, Defendant

AUCTION - NOTICE OF SALE IN EXECUTION

31 MAY 2024, 11:00, 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3

Sale in execution to be held at 3 Vos & Brodrick Avenue, The Orchards Extension 3 at 11:00 on 31 May 2024 by the Sheriff: Tshwane North.

Section No. 110 as shown and more fully described on Sectional Plan No. SS773/2008 in scheme known as TWEE RIVIERE VILLAGE 1 in respect of the land and buildings situate at MONTANA TUINE EXT 50 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which Section the floor area, according to the said Sectional Plan, is 107 square metres in extent and;

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

Held by Deed of Transfer ST91650/2017

Situate at: Unit 110, Twee Riviere Village 1, 973 Klippan Street, Montana Tuine Ext 50, Pretoria, Province Gauteng

Improvements - (Not guaranteed): A two storey dwelling consisting of 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 1 x Pantry, 2 x Bedrooms, 2 x Bathrooms, 1 x Shower, 3 x WC, 1 x Out Garage and 1 x Carport.

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

The Auction will be conducted by the Sheriff, and / or his / her Deputy to the highest bidder with a reserve price set at R600 000.00.

Conditions of sale can be inspected at the Offices of the Sheriff Tshwane North, 3 Vos & brodrick Avenue, The Orchards Extension 3, 24 hours prior to the auction.

Dated at Pretoria, 02 APRIL 2024.

Attorneys for Plaintiff(s): Friedland Hart Solomon Nicolson, Monument Office Park, Block 4, 3rd Floor, 79 Steenbok Avenue, Monumentpark, Pretoria. Tel: (012) 424-0200. Fax: -. Ref: MR GROBLER/Elizma/B2977. -.

Case No: 39343/2019

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

In the matter between: Firstrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff, and TEBOHO GREGORY MOHOJE, ID NO: 660510 5890 08 1, Defendant

AUCTION - NOTICE OF SALE IN EXECUTION

28 MAY 2024, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE

Sale in execution to be held at 614 James Crescent, Halfway House at 11:00 on 28 May 2024

By the Sheriff: Halfway House-Alexandra

Section No. 48 as shown and more fully described on Sectional Plan No. SS1238/2006 in scheme known as WEAVER'S NEST in respect of the land and buildings situate at HALFWAY GARDENS EXTENSION 131 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY,

of which Section the floor area, according to the said Sectional Plan, is 141 square metres in extent and;

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

Held by Deed of Transfer ST30175/2009

Situate at: Unit 48 (Door 48) Weaver's Nest, Van Heerden Street, Halfway Gardens Extension 131, Province Gauteng

Improvements - (Not guaranteed): A residential dwelling consisting of: Lounge, Dining Room, Kitchen, 3 Bedrooms, 1 Bathroom, 2 Showers, 2 WC, 2 Out Garage, Dressing Nook.

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

The Auction will be conducted by the Sheriff, or his / her Deputy to the highest bidder with a reserve price set at R350 000.00.

Conditions of sale can be inspected at the Offices of the Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House, 24 hours prior to the auction.

Dated at Pretoria, 02 APRIL 2024.

Attorneys for Plaintiff(s): Friedland Hart Solomon Nicolson, Monument Office Park, Block 4, 3rd Floor, 79 Steenbok Avenue, Monumentpark, Pretoria. Tel: (012) 424-0200. Fax: -. Ref: MR GROBLER/Elizma/B2414. -.

AUCTION

Case No: NW/BRT/RC451/21

IN THE MAGISTRATE'S COURT FOR
(REGIONAL DIVISION OF NORTH WEST HELD AT BRITS)

**In the matter between: SESAME TRADING 1007 CC t/a PLASTI-TECH SYSTEMS, Plaintiff and
JACOBUS BREYTENBACH, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

27 MAY 2024, 09:00, SHERIFF'S OFFICE OF BRITS, 62 LUDORF STREET, BRITS

Pursuant to a Judgment of the abovementioned Regional Court dated 15 November 2022, the herein under mentioned property will be sold in execution on 27 MAY 2024 at 09:00 at the SHERIFF'S OFFICE OF BRITS, 62 LUDORF STREET, BRITS subject to a bondholder determined reserve price of R 900 196-67.

CERTAIN: DEEDS OFFICE: PRETORIA

LOCAL AUTHORITY: MADIBENG LOCAL MUNICIPALITY, NORTH WEST

REGISTRATION DIVISION: JQ

SITUATED: 5 KATBERG PLACE, ELANDSRAND, BRITS (-25.614669 / 27.798938)

ZONED: RESIDENTIAL

MEASURING: 1 464 (ONE FOUR SIX FOUR) SQUARE METERS

HELD BY: 2 ND JUDGMENT DEBTOR UNDER DEED OF TRANSFER NO. T77622/2019

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

RESIDENTIAL PROPERTY: 4 BEDROOMS, OPEN PLAN LOUNGE / DINING ROOM / KITCHEN, LAUNDRY, BATHROOM, SHOWER, 2 TOILETS, CARPET & TILE FLOORING, SLATE ROOFING, 1 GARAGE, CARPORT.

The conditions of sale are available for inspection during office hours at the office of the SHERIFF BRITS at 62 LUDORF STREET, BRITS.

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 2 nd 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 BRITS, 62 LUDORF STREET, BRITS.

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 (refundable);
4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, BRITS will conduct the sale with auctioneer being the SHERIFF 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

Plaintiff's Attorneys

421 Albert Street

Waterkloof

Pretoria

Tel: (012) 880 2313

Fax: (012) 880 2314

E-mail: mobile3@nixcol.co.za

Ref: COLLINS/BH/G17114

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/G17114. -.

AUCTION

Case No: 4363/2019

IN THE MAGISTRATE'S COURT FOR
(JOHANNESBURG CENTRAL held at JOHANNESBURG)

IN THE MATTER BETWEEN YORK TOWERS BODY CORPORATE - Execution Creditor, and ERIC MAEMU MADHIE - First Execution Debtor, and CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - First Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

27 MAY 2024, 10:00, Sheriff JOHANNESBURG CENTRAL at 21 Hubert Street, Johannesburg.

In PURSUANCE of judgment in the Johannesburg Magistrate's Court and a Warrant of Execution dated 14 February 2023, the property listed below will be sold in execution by the Sheriff Johannesburg Central, on the 27 TH May 2024 at Sheriff Johannesburg Central at 21 Hubert Street, Johannesburg, at 10:00am without reserve to the highest bidder.

PROPERTY:

1. Section no. 1, Flat 3 in the scheme known as York Towers, with scheme number SS166/1983, under Title Deed ST29903/2009, which is better known as Unit 1, Flat 3 York Towers Body Corporate, 70 Hillbrow Street, Berea in the City of Johannesburg Municipality of which section the floor area, according to the sectional plan 126 (One-Hundred and Twenty-Six square meters) sqm. in extent; and

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

3. Held by Deed of Transfer ST29903/2009

ALSO KNOWN AS: Unit 1, Flat 3 York Towers Body Corporate, 70 Hillbrow Street, Berea.

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

The property comprising of:

1 Bedroom, 1 Bathroom, 1 Kitchen, 1 Lounge & Carport

THE CONDITIONS OF SALE

The refundable registration fee in the amount R 50 000.00 is payable by EFT prior to the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank guaranteed to be furnished to the sheriff of the court, Sheriff Johannesburg Central at 21 Hubert Street, Johannesburg, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Johannesburg Central at 21 Hubert Street, Johannesburg.

Dated at Roodepoort, 29 MARCH 2024.

Attorneys for Plaintiff(s): Schuler Heerschop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Tel: 011 763 3050. Fax: 011 760 4767. Ref: YOR1/0005. -.

AUCTION

Case No: 84247/2017
31

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

In the matter between: Absa Bank Limited (1986/004794/06) Plaintiff, and Mafuya Simon Mabona Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 MAY 2024, 11:00, Sheriff Pretoria North at 102 Parker Street, Riviera, Pretoria

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price of R650 000.00 as Set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order dated 19 August 2021 at the office of the Sheriff Pretoria North East, 102 Parker Street, Riviera, Pretoria on 30 May 2024 at 11:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Pretoria North East, at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description : Remaining Extent of Portion 1 of Erf 189 Jan Niemand Park Township, Registration Division JR., Province of Gauteng, Measuring 694 square metres, Held by Deed of Transfer No. T57103/2007

Street Address : Remaining Extent of Portion 1 of Erf 189 Jan Niemand Park Township, also known as 45 Jan Coetzee Street, Jan Niemand Park, Pretoria, Gauteng Province
Zone : Residential

Nothing Guaranteed in this regard;

Dwelling consisting of: 1 x lounge, 1 dining room, 1 x kitchen, 3 x bedrooms, 1 x bathroom Take note of the following requirements for all prospective buyers: 1. As required by the specific Sheriff, a refundable registration fee is payable on date of auction. 2. Presentation to the Sheriff of the following FICA documents: 2.1 Copy of Identity Document. 2.2 Proof of residential address.

Dated at Pretoria, 25 MARCH 2024.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria. Tel: 0124813551. Fax: 0866732397. Ref: ABS8/0502. -.

AUCTION

Case No: 37476/2019

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor), and HENDRIK WILLEM DANIEL COETZEE (Judgment Debtor)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

24 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 19 JULY 2021, 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 R800 000.00 by the Sheriff of the High Court ROODEPOORT at THE SHERIFF'S OFFICE, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT, GAUTENG, on FRIDAY, 24 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.

PORTION 5 OF ERF 191 FLORIDA HILLS TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG; MEASURING 1493 (ONE THOUSAND FOUR HUNDRED AND NINETY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T49489/2017, SUBJECT TO THE CONDITIONS CONTAINED IN THE TITLE DEED.

ALSO KNOWN AS 10 Cheviot Road, Florida Hills, Roodepoort, Gauteng. IMPROVEMENTS (not guaranteed): Kitchen, Pantry, Laundry, 5 Bedrooms, 2 Bathrooms, TV-Living Room, Dining Room, Lounge, Study, Bar, 2 Garages, Carport. Shed/Storeroom, Bore-Hole and Irrigation.

TAKE FURTHER NOTICE:

(1) If the sale is subject to a reserve price, then should the highest bid be less than the reserve price, the highest bid will be provisionally accepted subject to the purchaser complying with clauses in the Conditions of Sale, and confirmation by the court. Should the sale not be confirmed by the court all amounts paid by the highest bidder will be refunded.

(2) 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.

(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.

(4) The Purchasers shall pay a deposit of 10% immediately on sale and the balance against transfer by a bank and furnish a guarantee for such payment issued by the bank concerned within 21 days of sale by a bank.

(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 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.

Dated at CAPE TOWN, 03 APRIL 2024.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Seventh Floor, 56 Shortmarket Street, Cape Town. Tel: 021 529 7710. Fax: 021 529 7711. Ref: T Van der Spuy/mm/M26631. -.

AUCTION

Case No: 2022/8813

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

In the matter between: ABSA BANK LIMITED, Plaintiff and TSHIPA SIMON MASHAMAITE (IDENTITY NUMBER: 720310 5861 085), and MAKALAPE VIRGINIA MATHABA (IDENTITY NUMBER: 740303 0591 084), Defendants

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

31 MAY 2024, 09:30, SHERIFF, BOKSBURG at 182 LEEUWPOORT ROAD, BOKSBURG

A sale will be held at the office of the SHERIFF, BOKSBURG at 182 LEEUWPOORT ROAD, BOKSBURG on 31 MAY 2024 at 09h30 of the under-mentioned property of the Judgment Debtor on the Conditions, which will lie for inspection prior to the sale at the offices of the SHERIFF, BOKSBURG at 182 LEEUWPOORT ROAD, BOKSBURG. At a Reserve Price of R139 198.50. ERF 1192 VILLA LIZA TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING 715 (SEVEN HUNDRED AND FIFTEEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER. T63106/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. SITUATED AT: 2 STEENBOK STREET, VILLA LIZA, BOKSBURG. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF:

MAIN BUILDING: 3 BEDROOMS, 1 LOUNGE, 1 BATHROOM, 1 KITCHEN THE PROPERTY IS ZONED: RESIDENTIAL.

Inspect conditions at THE SHERIFF'S OFFICE SHERIFF, BOKSBURG at 182 LEEUWPOORT ROAD, BOKSBURG,

TELEPHONE NUMBER: (011 917 9923/4).

POSWA INCORPORATED
OUR FILE REF: N Soka-Legoete/NP/MAT27839

Dated at JOHANNESBURG, 25 APRIL 2024.

Attorneys for Plaintiff(s): POSWA INCORPORATED, First Floor, Poswa House, No. 08 Gemsbok Lane, Rivonia, Extension 12, Sandton, 2928. Sandton, 2128. Tel: 011 783 8877. Fax: -. Ref: MAT27839. Nozuko Soka-Legoete.

Case No: 48399/2021

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

In the matter between: Standard Bank of South Africa Limited, Execution Creditor, and Michael Lehlohonolo Lesemane, First Judgment Debtor, Mabahlakoana Helena Lesemane, Second Judgment Debtor

NOTICE OF SALE IN EXECUTION

27 MAY 2024, 10:00, 21 Hubert Street, Johannesburg

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Johannesburg Central, at the Sheriff's offices, 21 Hubert Street, Johannesburg on Monday, 27 May 2024 at 10h00. Full conditions of sale can be inspected at the offices of the Sheriff Johannesburg Central, at the abovementioned address, who can be contacted on (011)492 2660, 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. 1012 as shown and more fully described on Sectional Plan No. SS262/2007 in the scheme known as No. 66 Small Street in respect of the land and building or buildings situated at Johannesburg Township, Local Authority: City of Johannesburg Metropolitan Municipality, of which section of the floor are, according to the said sectional plan is 32 (thirty two) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST55408/2007; Also known as Unit 1012 Lofts@66, 66 Small Street, Johannesburg. Magisterial District: Johannesburg Central Improvements: A Sectional Title Unit with: 1 bedroom, 1 bathroom, lounge, kitchen. Zoned: Residential Registration as a buyer is a prerequisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3.Registration conditions

Dated at Pretoria, 30 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/F6836. -.

AUCTION

**Case No: 47299/2019
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 PHUPHELI, MUTSHINYA IREN (First Judgment Debtor) & MASHILA, MPHUMUTSHELENI DERRICK (Second Judgment Debtor)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

23 MAY 2024, 10:00, Azania Building, cnr Iscor Avenue and Iron Terrace West Park, Pretoria, 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 Pretoria South West on 23 May 2024 at 10H00 at Sheriff's Office Azania Building, cnr Iscor Avenue and Iron Terrace West Park, Pretoria, 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 7507 Lotus Gardens Extension 8 Township, Registration Division J.R. Province Of Gauteng, Measuring 259 (Two Hundred And Fifty Nine) square meters; Held by the

judgment debtor under Deed of Transfer T26806/2010; Physical address: Erf 7507, 110 Galangal Street, Lotus Gardens Extension. The following information is furnished, though in this regard nothing is guaranteed: Improvements: Lounge, Kitchen, 2 Bedrooms, Bathroom, Toilet, Out Garage. Terms: The sale is with a reserve price of R518,000.00 (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 Azania Building, cnr Iscor Avenue and Iron Terrace West Park, Pretoria, Gauteng.

Dated at Hurlingham, 22 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/FF004816. -.

AUCTION

**Case No: 2019/21246
DOCEX 27 BEDFORDVIEW**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and
PRINSLOO: MICHAEL JOHN (ID NO. 531230 5116 083,) 1ST DEFENDANT, and PRINSLOO: DIANE
ELIZABETH (ID NO. 550117 0034 08 8), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

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

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R5 000 000.00 will be held at the offices of the Sheriff ROODEPOORT NORTH at 182 PROGRESS ROAD, LINHAVEN ROODEPOORT at 10:00 on 24 MAY 2024 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: A UNIT CONSISTING OF SECTION 3 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS110/2003, IN THE SCHEME KNOWN AS SAGEWOOD IN RESPECT OF THE LAND AND BUILDINGS SITUATE AT POORTVIEW EXTENSION 8 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 792 (SEVEN HUNDRED AND NINETY TWO) SQUARE METRES IN EXTENT, AND AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER ST49731/2013. AN EXCLUSIVE USE AREA DESCRIBED AS GARDEN G3 MEASURING 1770 (ONE THOUSAND SEVEN HUNDRED AND SEVENTY) SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS SAGEWOOD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT POORTVIEW EXTENSION 8 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLANNUMBER SS110/2023. HELD BY NATARIAL DEED OF CESSION NUMBER SK3226/2013. SITUATE AT UNIT 3 SAGEWOOD, 59 MALCOLM ROAD POORTVIEW EXTENSION 8 also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: bedrooms, tv room, kitchen and carport. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS." 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured.

4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Roodepoort North. The office of the Sheriff FWJ COETZE or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- in cash or EFT and (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the Sheriff ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT.

Dated at BEDFORDVIEW, 01 APRIL 2024.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD BEDFORDVIEW. Tel: 011 776 3000. Fax: 086 769 0863. Ref: 105911/D GELDENHUYS / LM. -.

AUCTION

**Case No: 2023-025541
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 MOTLEMENG JOSEPH MDAWU (IDENTITY NUMBER: 830923 6111 08 1) - JUDGEMENT DEBTOR

NOTICE OF SALE IN EXECUTION

23 MAY 2024, 10:00, AZANIA BUILDING, CNR OF ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with a reserve price of R355 071.00, will be held by the Acting Sheriff of SOSHANGUVE, at the office of Sheriff PRETORIA SOUTH WEST at AZANIA BUILDING, CNR OF ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA on THURSDAY the 23 rd 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 Acting Sheriff of SOSHANGUVE at ZELDA PARK BUILDING OFFICE NO: 8A, 570 GERRIT MARITZ STREET, PRETORIA NORTH, during office hours: ERF 1371 SOSHANGUVE-K TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 248 (TWO HUNDRED AND FORTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER T30285/2017, SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED. MAGISTERIAL DISTRICT: TSHWANE NORTH. ALSO KNOWN AS: STAND 1371 SOSHANGUVE-K, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: Main Building: Freestanding Single Storey; Walls: Bricks; Roof: Tiles; Floors: Tiles; 2x Bedrooms; 1x Bathroom; 1x Toilet; 1x Dining Room; 1x Lounge; 1x Kitchen. Other Information: Boundary: Concrete; Zoning: General Residential. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R20 000.00; (d) Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at the offices of the Acting Sheriff of SOSHANGUVE at ZELDA PARK BUILDING OFFICE NO: 8A, 570 GERRIT MARITZ STREET, PRETORIA NORTH. TELEPHONE NUMBER: (012) 546-0531.

Dated at PRETORIA, 02 MAY 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 / DG40625. -.

AUCTION

**Case No: 2019/38207
172, Johannesburg**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and KHOSI AIDA THWALA,
Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

27 MAY 2024, 10:00, 4 ANGUS STREET, GERMISTON, GAUTENG PROVINCE

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 18 th of August 2021 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of GERMISTON SOUTH on MONDAY the 27 TH day of MAY 2024 at 10:00 at 4 ANGUS STREET, GERMISTON, GAUTENG PROVINCE with a reserve price of R582 441.00.

CERTAIN:

PORTION 1 OF ERF 352 SOUTH GERMISTON TOWNSHIP
REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG
MEASURING 825 (EIGHT HUNDRED AND TWENTY FIVE) SQUARE METRES
HELD UNDER DEED OF TRANSFER NO T67379/2007
SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN
ZONING: Special Residential (not guaranteed)

The property is situated at 35 GALWAY STREET, GERMISTON SOUTH and consist of 1 Entrance Hall, 1 Lounge, 1 Family Room, 1 Kitchen, 5 Bedrooms, 1 Bathroom, 1 Water closet, 1 Garage, 3 Servants Room and 1 Water closet (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of GERMISTON SOUTH situated at 4 ANGUS STREET, GERMISTON, GAUTENG PROVINCE or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

Dated at JOHANNESBURG, 05 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/MAT65217. R. NEL.

AUCTION

Case No: 2023/58364

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

**In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor) and LEOPENG:
KHOMOTSO ORIEL - IDENTITY NUMBER: 601218 5819 082 - First Judgment Debtor and
LEOPENG: EUPHEMIA EVA MATSIE - IDENTITY NUMBER: 630121 0699 084 - Second Judgment
Debtor**

NOTICE OF SALE IN EXECUTION - AUCTION

**24 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 R520,000.00 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 NORTH on 24 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: Erf 463 Lindhaven Township Registration Division I.Q The Province of Gauteng Measuring 731 (Seven Hundred and Thirty One) Square Metres Held by deed of transfer number T46871/2013 Subject to the conditions therein contained Which bears the physical address: 16 Mopani Street, Lindhaven, Roodepoort, 1724 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, Dining Room, Kitchen, 3 Bedrooms, 1 Bathroom, 1 Shower, 2 WC,'s 1 Carport, servant's quarters and outside bathroom WC THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The 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 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, 29 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/MAT20278. -.

AUCTION

**Case No: 2023-035594
PH46A**

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

**In the matter between: Firststrand Bank Limited ,Judgement Creditor, and Tony Maas, 1st
Judgement Debtor Mandy Daisy Maas, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

24 MAY 2024, 10:00, 50 Edwards Avenue, Westonaria

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 Westonaria to the highest bidder subject to a reserve price of R450 000.00 and will be held at 50 Edwards Avenue, Westonaria on 24 May 2024 at 10H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 50 Edwards Avenue, Westonaria, prior to the sale.

Certain :

Portion 300 (A Portion of Portion 132) Of Erf 14466 Protea Glen Extension 12 Township, Registration Division I.Q., Province of Gauteng, being 3 Laurel Street, Protea Glen Ext 12

Measuring: 252 (Two Hundred And Fifty Two) Square Metres;

Held under Deed of Transfer No. T46235/2008

Situated in the Magisterial District of Westonaria.

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

Main Building: Lounge, Kitchen, 2 Bedrooms, WC & Shower, Bathroom.

Outside Buildings: Carport, Storeoom, Bathroom, WC, Garden Cottage/Flatlet Consisting Of: Kitchen, 2 Bedrooms, 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.

The auction will be conducted by the Acting Sheriff, Mr Rudi Vermeulen, or his deputy.

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

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

(a) Directive of the Consumer Protection Act 88 of 2008.

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

Rule of the auction and conditions of sale may be inspected at the sheriff's office, 50 Edwards Avenue, Westonaria, 24 hours prior to the auction.

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

All bidders are required to pay R50 000.00 (refundable) registration fee one (1) day prior to the date of sale, EFT or bank guarantee cheque, no cash accepted, in order to obtain a buyers card.

Dated at Hammond Pole Majola Inc, Boksburg, 16 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: MAT453158\LWEST\LC. Hammond Pole Majola Inc, Boksburg.

AUCTION

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

Case No: 12476/2022

In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Nkululeko Abeauty Nqoko, First Judgment Debtor and Cynthia Lindokuhle Nqoko, Second Judgment Debtor

NOTICE OF SALE IN EXECUTION

27 MAY 2024, 10:00, 4 Angus Street, Germiston

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Germiston South, at the Sheriff's offices, 4 Angus Street, Germiston on Monday 27 May 2024 at 10h00. Full conditions of sale can be inspected at the offices of the Sheriff Germiston South, 4 Angus Street, Germiston, who can be contacted on (011)873-4142 and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Portion 2 (Portion of Portion 1) of Erf 4 Klippoortje Agricultural Lots Registration Division: IR Gauteng Province Measuring: 4 047 square metres Deed of Transfer: T17522/2016 Also known as: 10 Anderson Lane, Klippoortje Agricultural Lots. Magisterial District: Ekurhuleni Central Improvements: Main Building: 3 bedrooms, 3 bathrooms, entrance hall, lounge, dining room, TV room, family room, kitchen, scullery, pantry, laundry, study, 2 separate toilets. Outbuilding: 4 garages, carport, swimming pool, lapa. 2 Flats/Cottages: 1 bedroom, 1 bathroom, kitchen, lounge. Other detail: Plastered building, brick walling, roof tiles. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3. Registration deposit fee of R 20 000.00 4. Registration conditions

Dated at Pretoria, 30 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/F7155. -.

AUCTION

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

Case No: 2023-079487

In the matter between: JAN VAN DEN BOS N.O. (In his capacity as the duly appointed Administrator of President Towers Body Corporate), Plaintiff and MAHLATJI, MALESELA SOLOMON & OTHERS, Defendants

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY
27 MAY 2024, 10h00, 4 Angus Street, Germiston

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

CASE NO: 2023-079487

In the matter between: JAN VAN DEN BOS N.O. (In his capacity as the duly appointed Administrator of President Towers Body Corporate) (PLAINTIFF) AND MAHLATJI, MALESELA SOLOMON (Identity Number: 410116 5322 08 4) (FIRST DEFENDANT), MAHLATJI, ALINAH NTSHADI (Identity Number: 531013 0631 08 6) (SECOND DEFENDANT), THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY (THIRD DEFENDANT) and SHERIFF GERMISTON SOUTH (FOURTH DEFENDANT)

NOTICE OF SALE IN EXECUTION IN TERMS OF RULE 46 (5): IMMOVABLE PROPERTY
27 th day of May 2024 , the Sheriff Germiston South at 4 Angus Street, Germiston

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 Germiston South, 4 Angus Street, Germiston on 27 th day of May 2024 at 10h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the Sheriff Germiston South at 4 Angus Street, Germiston as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 8, Door 302 in the scheme known as President Towers with Scheme Number 42/1984, under Title Deed ST31635/2006 situated Unit 8, Door 302, President Towers, 147 President Street, Germiston, Gauteng Province, measuring 61.000 sqm (Sixty-One Square Metres).

Held by Deed of Transfer Number ST31635/2006. 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 8, Door 302, President Towers, 147 President Street, Germiston, Gauteng Province, measuring 61.000 sqm (Sixty-One Square Metres).

Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of 1 X Kitchen, 1 X Bedroom, and 1 X Bathroom. The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

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

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

3. The rules of auction are available 24 hours prior to auction at the offices of the Sheriff Germiston South, 4 Angus Street, Germiston, Gauteng. The Sheriff Germiston South, 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 Sheriff Germiston South at 4 Angus Street, Germiston 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 Germiston South at 4 Angus Street, Germiston. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 8220. Ref: SF10000058/NE/PT8.

Dated at Johannesburg, 03 MAY 2024.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview. Tel: 010 010 8220. Fax: -. Ref: SF10000058/NE/PT8. -.

AUCTION**Case No: 2022/041459
DX 31 SANDTON SQUARE**IN THE HIGH COURT OF SOUTH AFRICA
(Gauteng Local Division, Johannesburg)**In the matter between: Absa Home Loans Guarantee Company (RF) Pty Limited, First Judgment Creditor and Absa Bank Limited, Second Judgment Creditor and Vongani Siweya, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

23 MAY 2024, 10:00, 117 BEYERS NAUDE DRIVE, NORTHCLIFF, JOHANNESBURG

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 02 NOVEMBER 2023 in terms of which the below property will be sold in execution by the Acting Sheriff JOHANNESBURG NORTH on THURSDAY the 23 MAY 2024 at 10:00 at 117 BEYERS NAUDE DRIVE, NORTHCLIFF, JOHANNESBURG to the highest bidder subject to a reserve price of R240 000.00

1. A Unit consisting of - a) Section No.33 as shown and more fully described on Sectional Plan No. SS364/2007, in the scheme known as BROADWAY in respect of the land and building or buildings situated at BRAAMFONTEIN TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan, is 33 (THIRTY-THREE) square metres in the extent; and b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed in the said sectional plan. Held by Deed of Transfer NO.ST28648/2016 and subject to such conditions as set out in the aforesaid deed. ("the immovable property")

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

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

The property is situated at: SECTION 33 (UNIT NO. 403) BROADWAY, 51 JUTA STREET, BRAAMFONTEIN, JOHANNESBURG, falling within the Magisterial District of JOHANNESBURG CENTRAL.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Acting Sheriff JOHANNESBURG NORTH at 117 BEYERS NAUDE DRIVE, NORTHCLIFF, JOHANNESBURG.

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

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

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

3. Payment of a Registration Fee as required by the Sheriff.

4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Acting Sheriff JOHANNESBURG NORTH at 117 BEYERS NAUDE DRIVE, NORTHCLIFF, JOHANNESBURG during normal office hours from Monday to Friday.

Dated at Johannesburg, 28 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/MAT34433. The Citizen.

AUCTION**Case No: 058349/2022**

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

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution
Creditor and Dzunisani Khwakhwa Mashego, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**22 MAY 2024, 11:00, 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue,
Craighall, Randburg**

A Sale In Execution of the undermentioned property is to be sold to the highest bidder subject to a reserve price of R 300 000.00, by the Acting Sheriff of Randburg South West, at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg on Wednesday, 22 May 2024 at 11h00. Full conditions of sale can be inspected at the offices of the Acting Sheriff Randburg South West, at the above address, who can be contacted on 010 880 2947, and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. (a) Section No. 4 as shown and more fully described on Sectional Plan No. SS40/1996 in the scheme known as Banbury Gardens in respect of the land and building or buildings situated at Northwold Ext 18 Township, Local Authority: City of Johannesburg Metropolitan Municipality, of which section of the floor area, according to the said sectional plan is 78 (seventy eight) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST13992/2017. Also known as Unit 4 Banbury Gardens, 768 Hunters Road, Northwold Ext 18. Magisterial District: Johannesburg North Improvements: A Sectional Title Unit with: 2 bedrooms, 1 bathroom, lounge, kitchen, carport, servant room, swimming pool in complex, garden, tile roof, wood frame windows, brick and plaster walls, brickwall fence, 2nd floor unit with balcony, all floors tiled, security complex with electric fence and security guard. Zoned: Residential Take further notice that: 1. The purchaser shall pay auctioneer's commission subject to: a) 6% on the first R 100 000.00 b) 3.5% on R 100 000.00 to R 400 000.00 c) 1.5% on the balance of the proceeds of the sale subject to A maximum commission of R 40 000.00 plus VAT - and a minimum commission of R 3 000.00 plus VAT. 2. A deposit of 10% of purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The rules of auction are available 24 hours prior to the auction at the offices of the Acting Sheriff Randburg South West at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg. The office of the Acting Sheriff Randburg South West will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. Payment of a Refundable Registration fee of R 50 000.00 by EFT iv. Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Acting Sheriff Randburg South West, 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg.

Dated at Pretoria, 30 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/F7308. -.

AUCTION

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

Case No: 18878/2023

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**30 MAY 2024, 10:00, SHERIFF OF THE HIGH COURT VEREENIGING at THE SHERIFF OFFICE OF
VEREENIGING, 91 GENERAL HERTZOG ROAD, THREE RIVERS**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R100 000.00 will be held by the SHERIFF OF

THE HIGH COURT VEREENIGING on the 30TH day of MAY 2024 at 10H00 at THE SHERIFF OFFICE OF VEREENIGING, 91 GENERAL HERTZOG ROAD, THREE RIVERS of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT VEREENIGING, AT 91 GENERAL HERTZOG ROAD, THREE RIVERS: ERF 2230 STRETFORD EXTENSION 1 TOWNSHIP REGISTRATION DIVISION: I.Q; GAUTENG PROVINCE MEASURING: 268 (TWO SIX EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T53144/2009 SUBJECT TO THE CONDITIONS CONTAINED THEREIN BETTER KNOWN AS: STAND 2230, STRETFORD EXT 1, VEREENIGING Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R15 000.00 (refundable) cheque or eft for immovable property; d) All conditions applicable to registration; The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of 1 Lounge, 1 Kitchen, 2 Bedrooms, 1 Bathroom and 1 Toilet.

Dated at PRETORIA, 05 APRIL 2024.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: (012) 325-4185/9. Fax: (086) 775-1985. Ref: C.J VAN WYK/Marelize/SA3159. -.

AUCTION

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

Case No: 2023/56630

In the matter between: FIRSTRAND BANK LIMITED (Execution Creditor) and GOVENDER: BRANDAN- IDENTITY NUMBER: 900706 5323 087- 1st Judgment Debtor and LEACH: JANICE INDIRA- IDENTITY NUMBER: 890505 0151 085 - 2nd Judgment Debtor

NOTICE OF SALE IN EXECUTION - AUCTION

24 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 R380,891.06 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 24 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. 16 as shown and more fully described on sectional plan no SS195/2008 in the scheme known as HONEY CLOSE in respect of the land and building or buildings situated at HONEYPARK EXTENSION 10 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 74 (SEVENTY FOUR) SQUARE METRES 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 ST15667/2015 Which bears the physical address: Unit 16 Honey Close, Glover Road, Honey Park Extension 10, Wilgespruit, Roodepoort The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Shower, 1 WC, 1 Carport THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The 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, 29 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/MAT20260. -.

AUCTION

**Case No: 1991/2017
Docex 7 Gqeberha**

IN THE HIGH COURT OF SOUTH AFRICA
(NORTHERN CAPE DIVISION, KIMBERLEY)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and
JOSEPH SEBASTIAN SHAUN SMIT, First Defendant and STEPHANIE CHANAY JOSELINE JULIES,
Second Defendant**

NOTICE OF SALE IN EXECUTION

28 MAY 2024, 10:00, 2 Barrister Street, Kimberley North

In pursuance of judgments dated 18 September 2017 and 26 April 2019 respectively, of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the sheriff, being Sheriff Kimberly, or the Deputy on duty, at 2 Barrister Street, Kimberley North, by public auction on Tuesday, 28 MAY 2024 at 10h00:

Remainder Erf 11424 Kimberley, in the Sol Plaatje Municipality, District of Kimberley, Province of the Northern Cape, in extent 1046 (One Thousand and Forty Six) square metres, held by Deed of Transfer No. T455/2016, which property is situated at 17 Struben Street, Rhodesdene, Kimberley, situated in the Magisterial District of Kimberley.

Description of Property: Single storey free standing residence, consisting of 3 bedrooms, 1 bathroom, 1 kitchen, a swimming pool and 2 garages. The property appears to be enclosed by brick walls. 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, 03 MAY 2024.

Attorneys for Plaintiff(s): Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Central, Gqeberha. Tel: 0415027232. Fax: 0415852239. Ref: Reatile Semane. STA269/0034.

AUCTION

**Case No: 21583/2020
Docex 235 Pretoria**

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 ZAAG ANDRIES MOFOKENG (Identity Number: 751220 5337 08 9), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

23 MAY 2024, 10:00, SHERIFF VEREENIGING, 97 GENERAL HERTZOG ROAD, VEREENIGING

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Johannesburg High Court) in the abovementioned suit, a sale with NO RESERVE will be held on THURSDAY, 23 MAY 2024 at 10H00 at 97 GENERAL HERTZOG ROAD, VEREENIGING which will lie for inspection at the offices of the Sheriff for the High Court, SHERIFF VEREENIGING, 97 GENERAL HERTZOG ROAD, VEREENIGING. ERF 358 FALCON RIDGE TOWNSHIP REGISTRATION DIVISION I.Q.; THE PROVINCE OF GAUTENG MEASURING 1000 (ONE THOUSAND) SQUARE METRES HELD BY DEED OF TRANSFER T 5150/07 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: 37 BLOUVALK STREET, FALCON RIDGE, VEREENIGING ZONED: GENERAL RESIDENTIAL IMPROVEMENTS: (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") MAIN BUILDING: LOUNGE, 1X KITCHEN, 1X DINING, 3X BEDROOMS, BATHROOMS/TOILET GARAGE (2 HOUSES ON THE PREMISES) 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) of the proceeds of the sale, and 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE COMMA FIVE PER CENTUM) on the balance thereof, subject to a maximum commission of R40 000.00 (FOURTHY THOUSAND) in total and minimum of R3000.00 (THREE THOUSAND). TAKE FURTHER NOTICE THAT: 1. This is a sale in execution pursuant to a judgment obtained by the above court. 2. Rules of this execution will be available 24 hours before the auction at the office of SHERIFF VEREENIGING, 97 GENERAL HERTZOG ROAD, VEREENIGING. 3. Registration as a buyer is required subject to certain conditions: 3.1 Directions of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 3.2 FICA legislation with regard to identity and address particulars; 3.3 Registration fee payable, refundable after sale if not buying; 3.4 Registration conditions. 4. The sale will be conducted at the offices of SHERIFF VEREENIGING situated at 97 GENERAL HERTZOG ROAD, VEREENIGING. 5. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at .

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/NH/FOR2/0592. -.

AUCTION

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

Case No: 71076/2019

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff/Applicant and DANIELLE CHARLENE HARRINGTON (Identity Number: 7407060170081) 1ST Defendant/Respondent and DONAVAN JOSEPH HARRINGTON (Identity Number: 800409 5189 08 0) 2ND Defendant/Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

23 MAY 2024, 10:00, SHERIFF VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale without a reserve will be held at SHERIFF VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING on 23 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 748 ENNERDALE EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 325 (THREE HUNDRED AND TWENTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T17740/2017 also known as 54 TAURUS STREET, ENNERDALE EXTENSION 1. 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: HOUSE WITH TILED ROOF. 3 BEDROOMS, KITCHEN, LOUNGE, TOILET AND 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 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: 13393. -.

AUCTION

Case No: 26593/2021
Docex: 346 RANDBURG

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and JULIUS: DUSTIN TYRELL, 1st Defendant and DENATION: MELANY, 2nd Defendant

NOTICE OF SALE IN EXECUTION

30 MAY 2024, 11:00, SHERIFF PRETORIA NORTH EAST at 102 PARKER STREET, RIVIERA. PRETORIA

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 12 TH JULY 2023 in terms of which the following property will be sold in execution on 30 TH MAY 2024 at 11H00 by the SHERIFF PRETORIA NORTH EAST at 102 PARKER STREET, RIVIERA. PRETORIA to the highest bidder with court reserve of R149 625.82.

ERF 5483 EESTERUST EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG, MEASURING 336 (THREE HUNDRED AND THIRTY-SIX) SQUARE METRES.

HELD BY DEED OF TRANSFER NO. T80687/2007

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated at: 51 RENATA AVENUE, EERSTERUST EXT 6, PRETORIA

ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED)

The following information is furnished but not guaranteed:

MAINBUILDING: 3XBEDROOMS, LOUNGE, DININGROOM, BATHROOM, TOILET, OPEN PLAN TV ROOM, 2XCARPORTS

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

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within

twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF PRETORIA NORTH EAST. The office of the SHERIFF PRETORIA NORTH EAST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply.

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

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

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

C) Payment of a Registration Fee of R10 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 PRETORIA NORTH EAST at 102 PARKER STREET, RIVIERA. PRETORIA to the highest bidder

Dated at SANDTON, 16 APRIL 2024.

Attorneys for Plaintiff(s): RAMUSHU MASHILE TWALA INC., LIBERTY LIFE OFFICE PARK, 171 KATHERINE STREET, BUILDING 2, 2ND FLOOR, STRATHAVON, SANDTON. Tel: 011 444 3008. Fax: 011 444 3017. Ref: SMnokwe/NK/MAT13986. -.

AUCTION

**Case No: 20787/2022
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 MASOODA KHAN Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2024, 08:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA, NO. 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking)

In terms of a judgment granted on 27 NOVEMBER 2023, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 22 MAY 2024 at 08h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA, No. 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking), to the highest bidder, subject to a reserve of R270 000,00 (TWO HUNDRED AND SEVENTY THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 12193 LENASIA EXTENSION 13 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING : 400 (FOUR HUNDRED) SQUARE METRES Held by the Judgment Debtor in his name, by Deed of Transfer No. T30592/2016 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 12193 Scarlet Crescent, Extension 13, Lenasia MAGISTERIAL DISTRICT : SOWETO IMPROVEMENTS MAIN DWELLING: 1 x Lounge, 1 x Kitchen, 3 x Bedrooms, 1 x Bathroom, 1 x Toilet FLATLET: 3 x Bedrooms, 1 x Bathroom The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA, No. 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking). Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) A registration fee in the amount of R50 000,00 (refundable). (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, 22 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 / MAT13998 / TH. -.

Case No: 15285/2022

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

**In the matter between: Nedbank Limited, Plaintiff and Ajay Sharma and 1st Defendant
Celinetia Ince, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

28 MAY 2024, 11:00, 614 James Crescent, Halfway House, Midrand

IN EXECUTION of a Judgment of the High Court of South Africa (Gauteng Division, Pretoria) in the abovementioned matter, a Sale in Execution will be held by The Sheriff HALFWAY HOUSE (ALEXANDRA) at 614 James Crescent, Halfway House, Midrand on TUESDAY the 28TH of MAY 2024 at 11H00 of the Defendants' undermentioned property subject to a RESERVE PRICE: R400 000.00 and on the conditions to be read out by the Auctioneer namely the Sheriff Halfway House. Prior to the sale, the conditions can be inspected at the office of the above Sheriff at the address as above:

a) A unit consisting of: SECTION 68 as shown and more fully described on SECTIONAL PLAN NO: SS700/2000 in the scheme known as ETCON CLOSE in respect of the land and building(s) situated at REMAINING EXTENT OF ERF 1987 VORNA VALLEY EXT 52 TOWNSHIP. Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which the floor area, according to the said Sectional Plan is 89(EIGHTY-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: ST35611/2020

c) an Exclusive use area described as GARAGE NO- G33, MEASURING: 30 (THIRTY) SQUARE METRES being as such part of the common property more fully described above and in Section Plan No SS700/2000

Also known as: SECTION 68 ETON CLOSE COMPLEX, NO 241 LE ROUX AVENUE, VORNA VALLEY EXT 52, MIDRAND

Improvements (which are not warranted to be correct and are not guaranteed):

HOUSE CONSISTING OF: SINGLE SIMPLEX, WALLS - BLOCK, FLOORS- TILE, ROOMS: 1X LOUNGE, 1X DINING ROOM, 2X BEDROOMS, 1X KITCHEN, 1X BATHROOM, 1X TOILET

CONDITIONS:

1. the sale will be augmented with timed sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

2. The Registration fee for the buyers will be R50 000.00

Dated at PRETORIA, 02 APRIL 2024.

Attorneys for Plaintiff(s): Weavind and Weavind Inc, Block E, Glenfield Office Park, No 361 Oberon Street, Faerie Glen, Pretoria. Tel: 0123463098. Fax: -. Ref: RB0114. -.

AUCTION

Case No: 45290/2018

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

**In the matter between: Firstrand Bank Limited, Judgement Creditor and Dion Claude
Viljoen, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

30 MAY 2024, 14:00, 10 Pierneef Boulevard, Meyerton

IN EXECUTION OF A JUDGMENT of The High Court of South Africa, Gauteng Division, Pretoria in the above action, as sale as a unit subject to highest bidder to a WITHOUT A RESERVE PRICE and will be held at the office of the Sheriff, MEYERTON, on 30 MAY 2024 at 14:00 hrs of the under mentioned property of the Judgment Debtor on the Conditions which will lie for inspection prior to the sale at the offices of SHERIFF MEYERTON AT 10 PIERNEEF BOULEVARD, MEYERTON;

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

A DWELLING COMPRISING OF:

Main Building: LOUNGE, DINING ROOM, 8 BEDROOMS, KITCHEN, 3 BATHROOMS, 3 SHOWERS, 3 TOILETS.

Outside Buildings: DOUBLE GARAGES AND A SERVANTS QUARTERS WITH A BATHROOM AND A BEDROOM

Sundries: NONE.

(Improvements / Inventory - Not Guaranteed)

CERTAIN: ERF 183 HENLEY ON KLIP TOWNSHIP

SITUATED AT: 53 SHIPLAKE ROAD, HENLEY ON KLIP

MEASURING: 2032 (TWO THOUSAND AND THIRTY TWO) Square Metres

REGISTRATION DIVISION: I.R.

THE PROVINCE OF: GAUTENG

HELD BY: DEED OF TRANSFER NO. T83302/2013

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.

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 R 40 000.00 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.

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

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

The rules of the auction are available 24 hours prior to the auction at the office of the Sheriff MEYERTON, 10 PIERNEEF BOULEVARD, MEYERTON.

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

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

FICA registration i.r.o. Proof of identity and address particulars.

Payment of registration deposit of R50 000.00 in cash or eft.

ALL GOODS WILL BE SOLD VOETSTOOTS

The Judgment Creditor has to attend the Auction to protect his interest or get interested buyers to purchase at the sale to avoid the property to be sold below value.

The auctioneer will be Mr M.K. Naidoo and/or Mr/Mrs Van Biljon.

Online Auction: www.onlineauction.africa

Dated at Hammond Pole Majola Inc, Boksburg, 02 APRIL 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc. C/o NVG Attorneys, Menlo Chambers, No. 49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT232793/LW/RL. Hammond Pole Majola Inc, Boksburg.

AUCTION

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

Case No: 2020-2266
Docex: 509 Johannesburg

In the matter between: NEDBANK LIMITED- Applicant and EXIMIUS PROPERTIES (PTY) LIMITED (REGISTRATION NUMBER: 2014/044841/07), First Respondent, EZE OBIOMA

ENELAMAH (PASSPORT NUMBER: A02700946), Second Respondent and IJEOMA CHINENYE YVONNE ENELAMAH (ID NO: 780808 1969 18 9), Third Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY (AUCTION)

28 MAY 2024, 09:00, SHERIFF SANDTON SOUTH, at UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND

This is a sale in execution concluded in accordance to the Consumer Protection Act, 69 of 2008 as amended, pursuant to a judgment obtained in the above Honourable Court on 8 SEPTEMBER 2020 and respectively in terms of which the following property will be sold in execution with no reserve price on 28 MAY 2024 at 09H00 by the SHERIFF SANDTON SOUTH, at UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND. The conditions of sale will lie for inspection at the SHERIFF SANDTON SOUTH, UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND .

CERTAIN: PORTION 1 OF ERF 156 HYDE PARK EXTENSION 7 TOWNSHIP, REGISTRATION DIVISION I.R, PROVINCE OF GAUTENG

IN EXTENT: 1 865 (One Thousand Eight Hundred and Sixty-Five) Square Metres

HELD UNDER DEED OF TRANSFER NO T40845/2018

SITUATED AT: 84 HELLING ROAD, HYDE PARK EXTENSION 7 .

MAGISTERIAL DISTRICT:

JOHANNESBURG

ZONING: Residential.

The following information is furnished regarding the property though no guarantee with regard thereto can be given.

PROPERTY DESCRIPTION: (NOT GUARANTEED)

MAIN DWELLING:

GROUND FLOOR

1 x Entrance Hall / 1 x Living Room / 1 x Dining Room / 1 x Family Room / 1 x Kitchen / 1 x Scullery / 1 x Cold Room / 1 x Study / 1 x Cinema / 1 x Equipment Room

FIRST FLOOR

5 x Bedrooms / 5 x Bathrooms / 4 x Walk in Cupboards / 1 x P J Lounge

STAFF/FLATLET (ABOVE GARAGES)

2 x Bedrooms / 1 x Bathroom / 1 x Kitchenette / Living Room Area

OUTBUILDINGS

4 x Garages / 1 x Storeroom / 1 x Outside Toilet

ADDITIONAL IMPROVEMENTS

Includes a lap pool, well-kept garden and irrigation, paved driveway/parking and brick boundary walling.

(The nature, extent, condition and existence of the improvements are 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, SANDTON 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, at SHERIFF SANDTON SOUTH, 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, SHERIFF SANDTON SOUTH, UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND.

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 in cash

6.4 Registration conditions.

Office of the sheriff of the High Court SANDTON SOUTH will conduct the sale.

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

KWA ATTORNEYS / APPLICANT'S ATTORNEYS / 24A GRANT AVENUE VICTORIA / 011 728-7728 / kim@kw.co.za / REF: KIM WARREN/mnp/MAT15279

Dated at Johannesburg, 22 FEBRUARY 2023.

Attorneys for Plaintiff(s): KWA Attorneys, 24A Grant Avenue, Victoria. Tel: 011728-7728. Fax: 011728-7727. Ref: Ms Kim Warren/mnp/MAT15279. KWA Attorneys.

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AUCTION

**Case No: 2014/28810
DOCEX 27 BEDFORDVIEW**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED and MOTAKE:
PHAPANG JOSEPH (ID NO. 770205 5712 08 1) DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

24 MAY 2024, 09:30, 182 LEEUWPOORT STREET, BOKSBURG

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R200 000.00 will be held at the offices of the Sheriff BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG at 9:30 on 24 MAY 2024 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: A UNIT CONSISTING OF SECTION 95 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS214/2009, IN THE SCHEME KNOWN AS PEBBLE FALLS IN RESPECT OF THE LAND AND BUILDINGS SITUATE AT COMET EXTENSION 1 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 50 (FIFTY) SQUARE METRES IN EXTENT, AND 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 ST30059/2013. SITUATE AT UNIT 95 (DOOR 96) PEBBLE FALLS, 26 GRAAFF AVENUE, COMET EXTENSION 1 BOKSBURG being the mortgage property. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, bedrooms, kitchen, bathroom and carport. (The accuracy thereof can however not be guaranteed).THE NATURE,EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS."1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT.2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney , which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.3. The property may be taken possession of after signature of conditions of sale , payment of the deposit and upon the balance of the purchase price being secured.4. Should the purchaser receive possession of the property , the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff BOKSBURG. The office of the Sheriff VP MALULEKE or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- refundable prior to the commencement of the auction in order to obtain a buyer's card. (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the Sheriff BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG.

Dated at GERMISTON, 02 APRIL 2024.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD, BEDFORDVIEW. Tel: 011 776 3000. Fax: 086 769 0863. Ref: 73005/D GELDENHUYS / LM. -.

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AUCTION

**Case No: 42969/2017
Docex 262, JOHANNESBURG**

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

In the matter between: NEDBANK LIMITED, Plaintiff, and NDIAMIN, MARK SIMON, First Defendant NDIAMIN, SHAKA SHOSHA, Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

27 MAY 2024, 10:00, Sheriff of the High Court at 21 Hubert Street, Westgate, Johannesburg

This is a sale in execution pursuant to a Judgment obtained in the above Honourable Court dated 17 August 2021 in terms of which the following property will be sold in execution by the Sheriff of the High Court Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg on the 27 May 2024 at 10h00, to the highest bidder without reserve :-A unit consisting of Section No. 11 as shown as more fully described on Sectional Plan No. SS182/1991 in the scheme known as San Bernardo in respect of land and buildings situate at Berea in the Local Authority of City Of Johannesburg; and an exclusive use area described as Parking Bay No.9 measuring 16 (Sixteen) square metres being as such part of the the common property, comprising the land and the scheme known as San Bernardo in respect of the land buildings situated at Berea Township, Local Authority: The City of Johannesburg, as shown and more fully described on Sectional Plan No. SS182/1991 held by Notarial Deed Of Cession No. SK547/2007 measuring square metres in respect of the land and building or buildings situate at Berea Township, City Of Johannesburg Local Authority, as shown and more fully described on Sectional Plan No. SS182/1991 held by Deed of Transfer No. ST8995/2007; and an undivided share in the common property in the land and building or buildings as shown and more fully described on the said Sectional Plan apportioned to the Mortgaged Section in accordance with the participation quota of the Mortgaged Section; situated at Section 11, Door 11, San Bernardo, 66 Barnato Street, Berea; measuring 104 square metres; Zoned - Residential; as held by the Defendant under Deed of Transfer No. ST8995/2007.Improvements: (The nature, extent, condition and existence of the improvements are not guaranteed) 2 Bedrooms, 1 Bathroom, 1 Kitchen, 1 Living RoomThe Purchaser shall in addition to the Sheriff's commission, which is 6% on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5 per cent on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg.The Sheriff Johannesburg Central will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>)B) FICA - legislation i.r.o. proof of identity and address particulars.C) Payment of a Registration Fee of R50 000.00 by way of EFT prior to the sale. D) Registration conditions.The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 22 APRIL 2024.

Attorneys for Plaintiff(s): Biccari Bollo Mariano Inc, Oxford & Glenhove Building 1, Ground Floor, 116 Oxford Road, Melrose Estate, Johannesburg. Tel: 011 628 9300. Fax: -. Ref: W Hodges/RN4862. -.

AUCTION

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

Case No: 37035/2015

In the matter between: Absa Bank Limited, Plaintiff and Luleka Makhumsha The Executrix On Behalf Of Estate Late Wilfred Mlilo Luleka Makhumsha, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2024, 10:30, 74 VON GEUSAU STREET, NIGEL

T This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 14 TH FEBRUARY 2024 in terms of which the following property will be sold in execution on

22 MAY 2024, at 10h30am at , SHERIFF NIGEL HL: 74 VON GEUSAU STREET, NIGEL on 22 ND MAY 2024 at 10:30am to the highest bidder with reserve price set in the amount of R 850 000.00 :

Full Conditions of Sale can be inspected at the offices of SHERIFF NIGEL HL: 74 VON GEUSAU STREET, NIGEL 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 850 JAMESON PARK TOWNSHIP, REGISTRATION DIVISION I.R THE PROVINCE OF GAUTENG, MEASURING 1884 SQUARE METERS (ONE THOUSAND EIGHT HUNDRED AND EIGHT FOUR) IN EXTENT AND HELD BY DEED OF TRANSFER NO T 39644/08 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS.

SITUATED AT: 850 GLADIOLA AVENUE, HEIDELBERG, JAMESON PARK

REGISTRATION DIVISION: I. R GAUTENG

MEASURING: 1 884 (ONE THOUSAND AND EIGHT HUNDRED AND EIGHTY-FOUR) SQUARE METERS AS HELD BY THE DEFENDANT UNDER DEED OF TRANSFER NUMBER: T 39644/2008 .

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

3 X 1 BEDROOM

1 X 1 LAUNDRY

1 X 1 DINING ROOM

1 X 1 LIVING ROOM

1 X 1 SCULLERY

1 X 1 LAUNDRY

CONDITION: FAIR

DESCRIPTION: FREESTANDING

CONSTRUCTION WALLS: BRICKS

CONSTRUCTION ROOF: TILE

OUT BUILDING(S)

CONDITION: FAIR

DESCRIPTION: 1 GARAGE

FENCING: BRICK FENCE

POOL AREA : N/A

OTHER : N/A

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 10H30am. 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 NIGEL HL: 74 VON GEUSAU STREET, NIGEL prior to the Sale.

DATED at BENONI on this 29 TH day of FEBRUARY 2024.

Attorneys of Plaintiff(s),

BHAM & DAHYA

NO 6 LAKEVIEW PLACE

KLEINFONTEIN LAKE

BENONI

1500

TEL: (011) 422 5380

FAX: (011) 421 3185

REF: MS S BODALINA/ ABS45/0133

C/O NASEEMA KHAN INC

719 PARK STREET

CLYDESDALE

PRETORIA

Dated at BENONI, 29 APRIL 2024.

Attorneys for Plaintiff(s): Bham and Dahya Attorneys, Number 6 Lakeside Place Kleinfontein Lake Benoni. Tel: 0171100362. Fax: -. Ref: ABS45/0133. 8070264412.

AUCTION**Case No: 2023-059663
Docex: PH46A**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, PRETORIA)**In the matter between: Firststrand Bank Limited, Judgement Creditor and Siphamandla
Collen Hlatshwayo, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

24 MAY 2024, 10:00, 50 Edwards Avenue, Westonaria

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 Westonaria to the highest bidder subject to a reserve price of R400 000.00 and will be held at 50 Edwards Avenue, Westonaria on 24 May 2024 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 50 Edwards Avenue, Westonaria, prior to the sale.

Certain: Erf 27456 Protea Glen Extension 24 Township, Registration Division I.Q., Province of Gauteng, being 27456 Goose Street, Protea Glen Ext 24, Soweto

Measuring: 300 (Three Hundred) Square Metres;

Held under Deed of Transfer No. T10519/2018

Situated in the Magisterial District of Westonaria.

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

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

Outside Buildings: Garden Cottage/Flatlet (Partially Built): 4 Bedrooms, 4 Bathrooms.

Sundries: None.

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

The auction will be conducted by the Acting Sheriff, Mr Rudi Vermeulen, or his deputy.

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

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

(a) Directive of the Consumer Protection Act 88 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

Rule of the auction and conditions of sale may be inspected at the sheriff's office, 50 Edwards Avenue, Westonaria, 24 hours prior to the auction.

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

All bidders are required to pay R50 000.00 (refundable) registration fee one (1) day prior to the date of sale, EFT or bank guarantee cheque, No Cash Accepted, in order to obtain a buyers card.

Dated at Hammond Pole Majola Inc, Boksburg, 15 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: MAT453775\LWEST\LC. Hammond Pole Majola Inc, Boksburg.

AUCTION**Case No: 1726/2021**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, PRETORIA)**In the matter between: NEDBANK LIMITED PLAINTIFF and REINIER CORNELIUS JANSE VAN
RENSBURG (ID NO: 670422 5181 08 1), FIRST DEFENDANT and ADEL JANSE VAN RENSBURG
(ID NO: 710921 0049 08 8), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**20 MAY 2024, 09:00, SHERIFF OF THE HIGH COURT BRITS at THE SHERIFF OFFICE OF BRITS AT
62 LUDORF STREET, BRITS**

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 R700 000.00 will be held by the SHERIFF OF THE HIGH COURT BRITS on the 20th day of MAY 2024 at 09H00 at THE SHERIFF OFFICE OF BRITS AT 62 LUDORF STREET, BRITS of the undermentioned property of the Defendants, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT BRITS, AT 62 LUDORF STREET, BRITS. ERF 767 MOOINOOI EXTENSION 3 TOWNSHIP REGISTRATION DIVISION J.Q NORTH WEST PROVINCE MEASURING 1182 (ONE THOUSAND ONE HUNDRED AND EIGHTY-TWO) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T103674/2013 SUBJECT TO ALL THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY TO THE CONDITIONS BY THE MOOINOOI HOMEOWNERS ASSOCIATION NPC ADDRESS: 8 DELHEIM, MOOINOOI, EXTENSION 3, RUSTENBURG, 0325 ZONED AS: RESIDENTIAL Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R50 000.00 in cash or eft (Refundable) prior to the commencement of the auction; d) All conditions applicable to registration; e) Rules of auction and conditions of sale may be inspected 24 Hours prior the auction. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: This is a house consisting of: 3x BEDROOMS, 2x BATHROOMS, 1x KITCHEN, 1x LOUNGE, 1x DINING ROOM, 1x PANTRY, 1x ENTERTAINMENT ROOM OUT BUILDING: 1x BEDROOM, 1x BATHROOM, 1x KITCHEN, 1x LOUNGE, 1x DRESSING ROOM

Dated at PRETORIA, 02 APRIL 2024.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: (012) 325-4185/9. Fax: (086) 775-1985. Ref: T DE JAGER/IM/NA144. -.

AUCTION

**Case No: 2019/35779
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 BRENNAN, LARA CHANTEL ANGELINA (IDENTITY NUMBER: 691231 0210 08 3), First Judgment Debtor & STATUS OUTDOOR CC (Registration Number: CK2000/013070/23) Second Judgment Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

28 MAY 2024, 10:00, cnr Human and Kruger Street, Old ABSA Building, Ground Floor, Krugersdorp, Gauteng

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court on 6 July 2021 at 10H00 at Sheriff's Office Krugersdorp, cnr Human and Kruger Street, Old ABSA Building, Ground Floor, Krugersdorp, 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 2280 Rangeview Extension 4 Township, Registration Division I.Q., Province of Gauteng measuring 1312 (One Thousand Three Hundred and Twelve) square meters; Held by the judgment debtor under Deed of Transfer T42095/2012; Physical address: 2 Sekelbos Street, Rangeview Extension 4, Krugersdorp, Gauteng. The following information is furnished, though in this regard nothing is guaranteed: Improvements: Entrance Hall, Lounge, Family Room, Dining Room, Study, Kitchen, Scullery, x4 Bedrooms, x2 Bathrooms, x2 Showers, x4 WC, Dressing Room, x2 Garage .Terms: The sale is with a reserve price of R2,000,000.00 (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be Secured by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale. Conditions: The sale would be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at www.acts.co.za (the Act) and www.info.gov.za (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices Krugersdorp at cnr Human and Kruger Street, Old ABSA Building, Ground Floor, Krugersdorp, Gauteng.

Dated at Hurlingham, 18 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/FF002077. -.

AUCTION

Case No: 2023-029761
Docex: PH46A

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

In the matter between: Firstrand Bank Limited - Judgement Creditor and Nthakoane Selina Masoane- Judgement Debtor

NOTICE OF SALE IN EXECUTION

24 MAY 2024, 10:00, 50 Edwards Avenue, Westonaria

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 Westonaria to the highest bidder subject to a reserve price of R516 000.00 and will be held at 50 Edwards Avenue, Westonaria on 24 May 2024 at 10h00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 50 Edwards Avenue, Westonaria, prior to the sale.

Certain: Erf 17424 Protea Glen Extension 16 Township, Registration Division IQ, Province of Gauteng, being 11 Anthea Street, Glen Ridge

Measuring: 252 (Two Hundred and Fifty Two) square metres;

Held under Deed of Transfer No. T35116/2008

Situated in the Magisterial District of Westonaria.

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

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

Outside Buildings: None

Sundries: None

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

Dated at Hammond Pole Attorneys, Boksburg, 19 MARCH 2024.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o NVG Attorneys, NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT452951/LW/RL. Hammond Pole Attorneys.

AUCTION

Case No: 68501/2017

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 JAMA EPHRAIM FALAKAHLA (IDENTITY NUMBER: 800102 5421 08 2) and NONTOZANELE TRYPHINA FALAKAHLA (IDENTITY NUMBER: 810726 0382 08 5), Defendant

NOTICE OF SALE IN EXECUTION

24 MAY 2024, 10:00, Sheriff Vanderbijlpark at Corner Frikkie Meyer & Rutherford Boulevards, Vanderbijlpark

In pursuance of a judgment and warrant granted on 5 February 2018 and 30 October 2019 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 24 May 2024 at 10:00 by the Sheriff of the High Court,

Sheriff Vanderbijlpark at Corner Frikkie Meyer & Rutherford Boulevards, Vanderbijlpark to the highest bidder:- CERTAIN: ERF 799 SEBOKENG UNIT 6 EXTENSION 2 TOWNSHIP, SITUATED: STAND 799, UNIT 6 SEBOKENG, EXTENSION 2, MAGISTERIAL DISTRICT: Emfuleni, REGISTRATION DIVISION: I.Q., PROVINCE OF GAUTENG, MEASURING: 325 (THREE HUNDRED AND TWENTY 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: DWELLING CONSISTS OF: RESIDENTIAL, 2 X BEDROOMS, 1 X LOUNGE/DINING ROOM, 1 X BATHROOM, 1 X KITCHEN, 1 X WATER CLOSET, GARDEN. (The afore going inventory is borne out by a Sheriff's Report in respect of the property dated 20 December 2019 prepared by Deputy Sheriff A.E. Lawson. The Deputy Sheriff gained access to the property when the inventory was compiled.) HELD by the EXECUTION DEBTORS, Jama Ephraim Falakahla (IDENTITY NUMBER: 800102 5421 08 2) and Nontozanele Tryphina Falakahla (IDENTITY NUMBER: 810726 0382 08 5), under their names under Deed of Transfer No. T34833/2011. Take further note that: 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of the auction are available 24 hours prior to the auction at the office of the Acting Sheriff Vanderbijlpark, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK. 4. Registration as a buyer is a pre-requisite subject to a specific condition, inter alia. 4.1. Directive of the Consumer Protection Act 68 of 2008; (Url <http://www.info.gov.za/view/downloadfileaction?id-99961>), 4.2. FICA legislation i.r.o proof of identity and address particulars. 4.3 Payment of registration deposit of R 10 000.00 in cash or eft. 5. The auctioneer will be Mr P Ora. The full conditions may be inspected at the offices of the Sheriff of the High Court Vanderbijlpark at CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK. LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001. TEL: (012) 817 4664, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za, REF. SZ/EJ/IB001466

Dated at Pretoria, 29 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)817-4664. Fax: 086 501 6399. Ref: SZ/EJ/IB001466. -.

AUCTION

Case No: 63990/2019

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

In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and JEREMIAH FANA TSABEDZE DATE OF BIRTH: 19690616 1st Defendant ROSE REGINA TSABEDZE (THEMBANI) ID: 751225 0340 08 7 2nd Defendant,

NOTICE OF SALE IN EXECUTION

24 MAY 2024, 10:00, 50 EDWARD AVENUE, WESTONARIA

NOTICE OF SALE FOR GOVERNMENT GAZETTE :

Pursuant to a Judgment granted by this Honourable Court on 19 September 2023, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, WESTONARIA at 50 EDWARD AVENUE, WESTONARIA on the 24 May 2024 at 10:00 at the Sheriff's office, subject to a reserve price of R440,000.00: CERTAIN: ERF 495 HILLSHAVEN EXTENSION 1 TOWNSHIP REGISTRATION DIVISION I.Q.; THE PROVINCE OF GAUTENG; In extent 942 (NINE HUNDRED AND FORTY TWO) Square metres; HELD BY DEED OF TRANSFER NUMBER T131022/07 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property"); also known as 26 GRANT DRIVE HILLSHAVEN EXTENSION 1 WESTONARIA the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 3 X BEDROOMS 1 X W.C. & SHOWER 1 X BATHROOM 1 X LOUNGE 1 X DINING ROOM 1 X KITCHEN 1 X GARAGE 1 X SERVANTS ROOM 1 X OURTSIDE W/C. 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 WESTONARIA at 50 EDWARD AVENUE, WESTONARIA. The Sheriff WESTONARIA 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. d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff WESTONARIA during normal working hours Monday to Friday.

Dated at KEMPTON PARK, 13 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/S9744. -.

AUCTION

**Case No: 2019/31295
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 DANDILE, NKOSIKHONA THEOPHYLUS (First Judgment Debtor) & MKHALIPI, LERATO (Second Judgment Debtor)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

24 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 24 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: Erf 2391 Weltevredenpark Extension 12 Township, Registration Division I.Q., Province of Gauteng, Measuring 1005 (one thousand and five) square meters; Held by the judgment debtor under Deed of Transfer T12584/2017; Physical address: 2 Stamperboom Street, Weltevredenpark Extension 12, Roodepoort, Gauteng, in the Magisterial district of Johannesburg West .The following information is furnished, though in this regard nothing is guaranteed: Improvements: Lounge, dining room, kitchen, 3 bedrooms, 3 bathrooms, 1 shower, 3 W/C, 1 out garage, 1 carport, 1 bathroom-W/C, 1 patio. Terms: The sale is with reserve price of R1,000.000.00 (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be Secured by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale. Conditions: The sale would be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at www.acts.co.za (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, 22 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/FF003527. -.

AUCTION

**Case No: 3410/2022
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 MOHAMED ZAHEER WADEE First Defendant and LEAH OLIVIA WADEE Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2024, 14:00, OFFICE OF THE ACTING SHERIFF OF THE HIGH COURT, JOHANNESBURG EAST, 61 VAN RIEBEECK STREET, ALBERTON

In terms of a judgement granted on 17 JUNE 2022, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 22 MAY 2024 at 14h00 in the afternoon at the OFFICE OF THE ACTING SHERIFF OF THE HIGH COURT, JOHANNESBURG EAST, 61 VAN RIEBEECK STREET, ALBERTON, to the highest bidder, subject to a reserve of R600 000.00 (SIX HUNDRED THOUSAND RAND in accordance with a Court Order duly granted on 2 FEBRUARY 2024. DESCRIPTION OF PROPERTY ERF 6040 KENSINGTON TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING : 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES Held under Deed of Transfer No. T5321/2018 SUBJECT TO THE CONDITIONS CONTAINED THEREIN Street address : 78 Oxford Road, Kensington, Johannesburg IMPROVEMENTS 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 1 x Laundry, 3 x Bedrooms, 2 x Bathrooms, 2 x Garages COTTAGE : 2 x Bedrooms, 1 x Bathroom, 1 x Living Room, 1 x Kitchen The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential Magisterial District : JOHANNESBURG 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof together with the rules of the auction at the OFFICE OF THE ACTING SHERIFF OF THE HIGH COURT, 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 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) All bidders are required to pay R50,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. (d) Registration Conditions: No person will be allowed on the premises if they are not registered with FICA and CPA. (e) 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. 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, 15 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 / MAT12627 / TH. -.

AUCTION

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

Case No: 23140/2021

In the matter between: Firstrand bank Limited, Judgement Creditor and Meisie Glorinah Malapane-Themane, Judgement Debtor

NOTICE OF SALE IN EXECUTION

27 MAY 2024, 10:00, 21 Hubert Street, Johannesburg

In Execution of a Judgment of the High Court of South Africa, (Gauteng Local Division, Johannesburg) in the abovementioned suit, the property shall be sold by the sheriff Johannesburg Central to the highest bidder Subject to a reserve price of R121 000.00 and will be held at 21 Hubert Street, Johannesburg on 27 May 2024 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 21 Hubert Street, Johannesburg prior to the sale.

A unit Consisting of: Section No.145 as shown and more fully described on Sectional Plan No. SS105/1981 in the scheme known as Queen Anne in respect of the land and building or buildings situate at Johannesburg Township, Local Authority: City Of Johannesburg, of which section the floor area, according to the said sectional Plan, is 51 (Fifty One) 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 said sectional Plan.

Held under Deed of Transfer No.ST21170/2009

Situated at Unit 145 (Door 1402) Queen Anne, 15 Bruce Street, Johannesburg

Situated in the Magisterial District of Johannesburg Central

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 WC, Bathroom

Outside Buildings: None

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 18 MARCH 2024.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, 3rd Floor, 54 on Bath, 54 Bath Avenue, Rosebank. Tel: 0118741800. Fax: 0866781356. Ref: MAT445343/LW/RL. Hammond Pole Majola Inc, Boksburg.

Case No: 16083/2020

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and
Michael Luigo Bonandrini, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

21 MAY 2024, 11:00, Unit C1 Mount Royal, 657 James Crescent, Halfway House, Midrand

A Sale In Execution of the undermentioned property, without reserve, is to be held by the Sheriff of Randburg West at Unit C1 Mount Royal, 657 James Crescent, Halfway House, Midrand on Tuesday, 21 May 2024 at 11h00. Full conditions of sale can be inspected at the offices of the Sheriff Randburg West, Unit C1 Mount Royal, 657 James Crescent, Halfway House, who can be contacted on 087 330 1094, 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. 54 as shown and more fully described on Sectional Plan No. SS13/2002 in the scheme known as Chobe Sands in respect of the land and building or buildings situated at Douglasdale Ext 102 Township, Local Authority: City of Johannesburg Metropolitan Municipality, of which section of the floor area, according to the said sectional plan is 118 (one hundred and eighteen) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST49143/2011; Also known as 54 Chobe Sands, 1 Alexander Road, Douglasdale Ext 102. Magisterial District: Johannesburg North Improvements: A Sectional Title Unit with: 3 bedrooms, 2 bathrooms, lounge, kitchen, dining room. 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, 30 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/F6264. -.

AUCTION

Case No: 2020/41918

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

In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor), Plaintiff and LEOGANG LESEJANE - IDENTITY NUMBER: 830501 5923 084 - 1st Judgment Debtor and MATLAKALA MATSELISO SEKETE - IDENTITY NUMBER: 850421 0517 085 - 2nd Judgment Debtor

24 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, PRETORIA in the abovementioned suit, a sale with a reserve price of R366,000.00 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 NORTH on 24 MAY 2024 at 10:00, of the undermentioned 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: Erf 965 Groblerpark Extension 71 Township Registration Division I.Q Province of Gauteng In extent 279 (Two hundred and seventy nine) square metres Held by deed of transfer T430/2012 Subject to all the terms and conditions contained therein. Which bears the physical address: 3 Scott Crescent Street, Groblerpark Ext 71, Roodepoort The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 WC THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The 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 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, 29 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/MAT22002. -.

AUCTION

**Case No: 11035/2017
Docex: PH46A**

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

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

NOTICE OF SALE IN EXECUTION

27 MAY 2024, 10:00, 4 Angus Street, Germiston

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Germiston South to the highest bidder subject to a reserve price of R100 000.00 and will be held at 4 Angus Street, Germiston on 27 May 2024 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 4 Angus Street, Germiston, prior to the sale.

A unit consisting of :

Section No. 18 as shown and more fully described on Sectional Plan No. SS86/1982 in the scheme known as Dewlish in respect of the land and building or buildings situate at Dinwiddie Township, Local Authority: Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said Sectional Plan, is 37 (Thirty Seven) square metres in extent;

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

Held under Deed of Transfer No. ST14016/2011

Situated at Unit 18 (Door 206) Dewlish, 75 Grey Street, Dinwiddie.

Situated in the Magisterial District of Germiston South.

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

Main Building: Lounge, Kitchen, 1 Bedroom, 1 Bathroom, WC.

Outside Buildings: Carport.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 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: MAT393097/LWEST/LC. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 2023/011060
Docex: 172, Johannesburg

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and EMMANUEL ZENZILE
MAPHANGA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

28 MAY 2024, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 31 st of July 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SHERIFF HALFWAY HOUSE - ALEXANDRA on TUESDAY the 28TH day of MAY 2024 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE to the highest bidder with a reserve price of R616,400.00.

CERTAIN:

A Unit consisting of -

(a) Section No. 131 as shown and more fully described on Sectional Plan No. SS520/2018, in the scheme known as GLEN ACRES PARK ESTATE in respect of the land and building or buildings situate at GLEN ACRES EXTENSION 16 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 63 (SIXTY THREE) SQUARE METRES in extent; and

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

Held by DEED OF TRANSFER NUMBER ST34253/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: General Residential (not guaranteed)

The property is situated at DOOR 131 GLEN ACRES PARK ESTATE, 16 AUSTIN STREET, GLEN ACRES EXT 16, MIDRAND and consists of:

MAIN BUILDING:

Storey - single, attached

Walls - block

Roof - corrugated

Floors - tiles

Rooms - lounge, 2 bedrooms, kitchen, 1 bathroom, 1 shower, 1 toilet, 1 carport

(in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected on shha.online or before the sale at the offices of the said sheriff of the High Court for the district of HALFWAY HOUSE-ALEXANDRA situated at 614 JAMES CRESCENT, HALFWAY HOUSE or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online.

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

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

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

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

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

Dated at JOHANNESBURG, 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/MAT103879. R. NEL.

AUCTION

Case No: 2022/9749

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

**In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor) and MPHEPHI :
LORRAINE (Identity number : 740822 0516 080) - Judgment Debtor**

NOTICE OF SALE IN EXECUTION - AUCTION

**21 MAY 2024, 10:00, SHERIFF JOHANNESBURG SOUTH - 22 Hilary St, Gillview, Johannesburg
South, 2091**

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 R250,000.00 will be held at 22 Hilary St, Gillview, Johannesburg South, 2091. The Plaintiff has arranged for the immovable property to be sold by SHERIFF JOHANNESBURG SOUTH - 22 Hilary St, Gillview, Johannesburg South, 2091 on 21 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 BOKSBURG JOHANNESBURG SOUTH - 22 Hilary St, Gillview, Johannesburg South, 2091 prior to the sale : CERTAIN: A Unit consisting of (a) section no 147 as shown and more fully described on sectional plan no SS68/1998 in the scheme known as PALM SPRINGS in respect of the land and building or buildings situated at MEREDALE EXTENSION 12 Township - local authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 83 (Eighty Three) square metres in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Which bears the physical address: UNIT 147 PALM SPRINGS, MURRAY AVENUE, MEREDALE EXT 1 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, kitchen, 3 bedrooms, 1 bathroom, 1 shower, 2 WC, and carport and a covered patio THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The 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 JOHANNESBURG SOUTH - 22 Hilary St, Gillview, Johannesburg South. The office of the SHERIFF JOHANNESBURG SOUTH will conduct

the sale. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions: 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 JOHANNESBURG SOUTH - 22 Hilary St, Gillview, Johannesburg South,

Dated at SANDTON, 29 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/MAT21513. -.

AUCTION**Case No: 33257/2019**

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MYRAN VALENTINO HUGHES (1ST DEFENDANT) and TASNEEM KHAN (2ND DEFENDANT)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2024, 08:00, SHERIFF LENASIA NORTH, NO. 5 2ND AVENUE, CNR. STATION ROAD ARMADALE (KNOWN AS VIKING)

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 in the amount of R358 204.87 will be held at SHERIFF LENASIA NORTH, NO. 5 2ND AVENUE, CNR. STATION ROAD ARMADALE (KNOWN AS VIKING), on 22 MAY 2024 at 08H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF LENASIA NORTH, NO. 5 2ND AVENUE, CNR. STATION ROAD ARMADALE (KNOWN AS VIKING) prior to the sale. ERF 506 KLIPSPRUIT WEST TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 300 (THREE HUNDRED) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T4474/2016. SUBJECT TO THE CONDITIONS THEREIN CONTAINED also known as 5 PHLOX ROAD, KLIPSPRUIT WEST, 1811. 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, 1 BATHROOM, KITCHEN, LOUNGE AND 1 STORE ROOM. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission subject to a 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 LENASIA NORTH, NO. 5 2ND AVENUE, CNR. STATION ROAD ARMADALE (KNOWN AS VIKING).

Dated at SANDTON, 30 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 Sathekge/K Balikaran/MAT21021. -.

**Case No: 2021/18401
DX31 SANDTON SQUARE**

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

**In the matter between Nedbank Limited, Plaintiff and MBENGERANWA: ZACHARIA,
Execution Debtor**

NOTICE OF SALE IN EXECUTION

27 MAY 2024, 10:00, 4 ANGUS STREET, GERMISTON

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 2 September 2021 in terms of which the below property will be sold in execution by the Sheriff GERMISTON SOUTH on 27 MAY 2024 at 10:00 at 4 ANGUS STREET, GERMISTON to the highest bidder without a court reserve. A unit ("the mortgaged unit") consisting of: a) Section No 118 as shown and more fully described on Sectional Plan No. SS75/2007 ("the sectional plan") in the scheme known as GRACELAND in respect of the land and building or buildings situated at ELSPARK EXTENSION 5 TOWNSHIP, LOCAL AUTHORITY, EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 50 (FIFTY) square metres in extent ("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. ST63713/2007. 1. An exclusive use area described as PARKING BAY P118 measuring 12 (TWELVE) square metres being as such part of the common property, comprising the land and the scheme known as GRACELAND in respect of the land and building or buildings situated at ELSPARK EXTENSION 5 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY, as shown and more fully described on Sectional Plan No. SS75/2007 held by NOTARIAL DEED OF CESSION NO. SK. 5454/2007. "Collectively referred to as "the mortgaged unit") A unit consisting of 2 bedrooms, 1 bathroom, 1 kitchen, 1 living room and a parking bay - WHICH CANNOT BE GUARANTEED. SITUATED AT: UNIT 118 - DOOR NUMBER 118 - GRACELAND, CORNER SAREL HATTINGH AND MIDMAR STREET, ELSPARK being the chosen domicile address and physical address of the property. In the magisterial District of EKURHULENI CENTRAL. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>). 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee in cash amounting to R20 000.00 by way of EFT or a bank guarantee cheque (no cash). 4. Registration conditions. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON during normal office hours from Monday to Friday.

Dated at Johannesburg, 26 MARCH 2024.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Tel: (011) 292-5777. Fax: (011) 292-5775. Ref: N GAMBUSHE/fp/MAT29002. Citizen.

AUCTION

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

Case No: 057147/2022

In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Khulekani Praiseman Buthelezi, First Judgment Debtor and Dumazile Minky Mdluli, Second Judgment Debtor

NOTICE OF SALE IN EXECUTION

27 MAY 2024, 10:00, 4 Angus Street, Germiston

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Germiston South, at the Sheriff's offices, 4 Angus Street, Germiston on Monday 27 May 2024 at 10h00. Full conditions of sale can be inspected at the offices of the Sheriff Germiston South, 4 Angus Street, Germiston, who can be contacted on (011)873-4142 and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property.

Property: Portion 39 of Erf 106 Klippoortje Agricultural Lots Registration Division: IR Gauteng Province Measuring: 247 square metres Deed of Transfer: T11850/2018 Also known as: Portion 39 of Erf 106 Klippoortje Agricultural Lots. Magisterial District: Ekurhuleni Central Improvements: Main Building: 2 bedrooms, 1 bathroom, dining room, family room, kitchen. Outbuilding: 1 carport. Other detail: Plastered building, pre-cast walls, roof tiles. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3. Registration deposit fee of R 20 000.00 4. Registration conditions

Dated at Pretoria, 30 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/F7283. -.

AUCTION

**Case No: 2022/032752
DX 31 SANDTON SQUARE**

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

In the matter between: Absa Home Loans Guarantee Company (RF) Pty Limited, First Judgment Creditor and Absa Bank Limited, Second Judgment Creditor and Mikaen Joel Govindasamy, Judgment Debtor

NOTICE OF SALE IN EXECUTION

28 MAY 2024, 11:00, 614 James Crescent Halfway House, Midrand

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 26 OCTOBER 2023 in terms of which the below property will be sold in execution by the SHERIFF HALFWAY HOUSE - ALEXANDRA on 28 MAY 2024 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder subject to a reserve price of R500 000.00.

A Unit consisting of -

(a) SECTION NUMBER 22 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS77/1993 IN THE SCHEME KNOWN AS SUNSET VALLEY IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT VORNA VALLEY EXTENSION 43 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 87 (EIGHTY-SEVEN) SQUARE METRES IN EXTENT; AND (b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER ST000036061/2021, SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED. ("the Immovable Property").

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

A single storey unit on the first floor with parquet flooring and a tiled roof, comprising 2 bedrooms, 1 bathroom, kitchen, lounge/dining room, 1 shower, 1 toilet and 1 garage - WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 22 SUNSET VALLEY, 64 BERGER ROAD, VORNA VALLEY, MIDRAND and falling within the Magisterial District of JOHANNESBURG NORTH.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Go to shha.online to register and participate online of the under mentioned property of the execution debtor on conditions of which will lie for inspection at the offices of the Sheriff Halfway House, 614 James Crescent, Halfway House, prior to the sale.

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/DownloadAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee in the amount of R50 000.00 (refundable).
4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND during normal office hours from Monday to Friday.

Dated at Johannesburg, 03 APRIL 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/MAT34684. The Citizen.

AUCTION

Case No: 33701/2019

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

**In the matter between: Firststrand Bank Limited, Judgement Creditor and Elize Cecile
Bernadette Meterlerkamp, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

27 MAY 2024, 10:00, 4 Angus Street, Germiston

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Germiston South to the highest bidder subject to a reserve price of R250 000.00 and will be held at 4 Angus Street, Germiston on 27 May 2024 at 10h00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 4 Angus Street, Germiston, prior to the sale.

Certain:

A UNIT CONSISTING OF: SECTION NO. 4 as shown and more fully described on Sectional Plan No. SS120/1993 in the scheme known as AUBMAY COURT in respect of the land and building or buildings situate at SOUTH GERMISTON TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 78 (SEVENTY EIGHT) square metres in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan.

HELD by the Judgement Debtor under Deed of Transfer No. ST68269/2006

An exclusive use area described as PARKING P11 measuring 13 (Thirteen) square metres being as such part of the common property, comprising the land and the scheme known as AUBMAY COURT 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. SS120/1993 held by Notarial Deed of Cession No. SK 04246/2006

An exclusive use area described as GARDEN G3 measuring 46 (Forty Six) square metres being as such part of the common property, comprising the land and the scheme known as AUBMAY COURT 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. SS120/1993 held by Notarial Deed of Cession No. SK 04246/2006

Situated at UNIT 4 AUBMAY COURT, 39 POWER STREET, SOUTH GERMISTON

Situated in the Magisterial District of GERMISTON SOUTH

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

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

Outside Buildings: None

Sundries: None.

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

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

Attorneys for Plaintiff(s): Hammond Pole Majola Inc. C/o NVG Attorneys, Menlo Chambers, No. 49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT49685/LW/RL. Hammond Pole Majola Inc, Boksburg.

Case No: 33255/2019

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

In the matter between: SB Guarantee Company (RF) (Pty) Ltd, Execution Creditor and Neo Victor Molotsana, Judgment Debtor

NOTICE OF SALE IN EXECUTION

23 MAY 2024, 10:00, 91 General Hertzog Road, 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 Road, Three Rivers, Vereeniging on Thursday, 23 May 2024 at 10h00. Full conditions of sale can be inspected at the Sheriff of the High Court, Vereeniging, 91 General Hertzog Road, Three Rivers, Vereeniging 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 3440 Lakeside Township Registration Division: IQ Gauteng Province Measuring: 303 square metres Deed of Transfer: T44136/2016 Also known as: 3440 - 13th Street, Lakeside, Vereeniging. Magisterial District: Emfuleni Improvements: Main Building: 3 bedrooms, 1 bathroom, toilet, lounge, kitchen. Zoned residential. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. The further requirements for registration as a bidder iv. Conditions of Sale

Dated at Pretoria, 30 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/F6726. -.

AUCTION

Case No: 2021/33936

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

In the matter between: JOHAN COETZEE N.O., 1st Plaintiff, SAMSON SAM MARABA N.O., 2nd Plaintiff, LOUW DOUGLAS STUART N.O., 3rd Plaintiff and TERENCE PATRICK LAMONT SMITH N.O., 4th Plaintiff and RODINE LEONIE FLORENCE ANTHONY, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

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

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 2021/33936 dated the 13 TH DAY OF JULY 2023 and writ of Attachment issued thereafter, the immovable property listed hereunder will be sold to the highest bidder with a reserve price of R 406 000.00 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, ROODEPOORT NORTH, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on the 24 TH OF MAY 2024 at 10H00.

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

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

PROPERTY: A Unit consisting of

a) Section No. 3 as shown and more fully described on Sectional Plan No. SS139/2013, in the scheme known as KIDBROOK in respect of the land and building or buildings situate at GEORGIA TOWNSHIP, Local Authority, CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 52 (FIFTY-TWO) SQUARE METRES in extent; and

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

Held by DEED OF TRANSFER NUMBER ST 000031207/2013 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER ("the property")

ALSO KNOWN AS: UNIT 3 KIDBROOK, 9 URAAN AVENUE, GEORGINA, ROODEPOORT

IMPROVEMENTS: 2 BEDROOMS, 1 BATHROOM, 1 TV-LIVING ROOM, CARPORT, KITCHEN, TILED ROOF (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, ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT 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 R 50 000.00 (refundable) in cash or bank guaranteed cheque

(d) Registration condition

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

HARRINGTON JOHNSON WANDS ATTORNEYS

Attorneys for Plaintiff

Building 1, 2 nd Floor

Design Quarter

Fourways, Sandton

010 448 0609

REF: M01386

Dated at JOHANNESBURG, 18 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: M01386. -.

AUCTION

Case No: 26201/2022

Docex: PH46A

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

In the matter between: Firstrand Bank Limited ,Judgement Creditor and Lundi Lincoln Machine, 1st Judgement Debtor and Dorcas Thabitha Machine, 2nd Judgement Debtor

NOTICE OF SALE IN EXECUTION

27 MAY 2024, 10:00, 4 Angus Street, Germiston

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Germiston South to the highest bidder without reserve and will be held at 4 Angus Street, Germiston on 27 May 2024 at 10H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 4 Angus Street, Germiston, prior to the sale.

Certain: Remaining Extent of Erf 34 South Germiston South Township, Registration Division I.R., Province of Gauteng, being 16 Angus Street, Germiston South, Germiston

Measuring: 496 (Four Hundred And Ninety Six) Square Metres;

Held under Deed of Transfer No. T45314/2018

Situated in the Magisterial District of Germiston South.

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

Main Building: Family Room, Kitchen, 3 Bedrooms, Bathroom, Shower.

Outside Buildings: 2 Servants Quarters, 2 Bathrooms.

Sundries: None.

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

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

Dated at Hammond Pole Majola Inc, Boksburg, 16 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: MAT449870\LWEST\LC. Hammond Pole Majola Inc, Boksburg.

AUCTION

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

Case No: 2019/27599

**In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor) and JOANITA LANGE -
IDENTITY NUMBER: 7703040097 083 -Judgment Debtor**

NOTICE OF SALE IN EXECUTION - AUCTION

**24 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, PRETORIA in the abovementioned suit, a sale with a reserve price of R1,250,000.00 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 24 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 1309 Weltevredenpark Extension 3 Township Registration Division I.Q. Province of Gauteng Measuring 1293 (One Thousand Two Hundred and Ninety Three) square metres Held by deed of transfer T15755/2018 Which bears the physical address: 3 Hyacinth Street, Weltevredenpark Ext3, 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 : 4 Bedrooms, 3 Bathrooms, 2 Garages, Dining Room, Study, Carport, Kitchen, TV/Living Room, Pantry, Laundry, Swimming pool, Lapa, Playroom Lounge, Brick Fencing, Facebrick Outer wall finishing, Tile roof finishing, wood inner floor finishing 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 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, 29 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/MAT13280. -.

AUCTION

Case No: 28300/2020

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 RASHIDA DAVIDS, IDENTITY NUMBER: 651228 5077 08 5, FIRST DEFENDANT and JUANITA PHILISHA DAVIDS, IDENTITY NUMBER: 690821 0203 08 7, SECOND DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

24 MAY 2024, 10:00, The Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 26th MAY 2022 in terms of which the following property will be sold in execution on 24 May 2024 at 10h00 by The Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort to the highest bidder with reserve price of R1 578 254.40. CERTAIN: PORTION 5 OF ERF 320 ONTDEKKERSPARK TOWNSHIP REGISTRATION DIVISION: I.Q. PROVINCE: GAUTENG MEASURING: 1559 (ONE HUNDRED AND FIFTY NINE) SQUARE METRES AS HELD: UNDER DEED OF TRANSFER. T53657/2000 SITUATED AT: 3 RIEKERT STREET, ONTDEKKERSPARK CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: 1A RIEKERT STREET, ONTDEKKERSPARK INVENTORY: 4 X BEDROOMS, TV ROOM, 1 X LOUNGE, 1 X KITCHEN, 3 X BATHROOMS, DINING ROOM, PANTRY, SWIMMINGPOOL, STUDY, 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 The Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort. The Sheriff Roodepoort North will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R10 000.00(refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort during normal office hours Monday to Friday.

Dated at ROODEPOORT, 27 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/319201/D30/NM. -.

AUCTION

**Case No: 2704/2021
Docex: PH46A**

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

In the matter between: FirstRand Bank Limited - Judgement Creditor and Joyce Ntombiyamadiyaza Radebe - 1st Judgement Debtor and Siphon Collen Molefe - 2nd Judgement Debtor

NOTICE OF SALE IN EXECUTION

30 MAY 2024, 10:00, 2241 Cnr Rasmeni & Nkopi Street, Protea North

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Soweto West to the highest bidder subject to a reserve price of R300 000.00 and will be held at 2241 Cnr Rasmeni & Nkopi Street, Protea North on 30

May 2024 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 2241 Cnr Rasmeni & Nkopi Street, Protea North prior to the sale.

Certain: Erf 15253 Protea Glen Extension 16 Township, Registration Division I.Q. Province of Gauteng, being 125 Sunset Avenue, Protea Glen Ext 16

Measuring: 252 (Two Hundred and Fifty Two) Square Metres

Held under Deed of Transfer No. T24758/2008

Situated in the Magisterial District of Soweto West

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

Main building: Lounge, Kitchen, 3 Bedrooms, 1 Bathroom, 1 WC

Outside buildings: None

Sundries: None

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

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

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, NVG Attorneys Menlo Law Chambers No. 49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax: 0866781356. Ref: MAT275427/LW/RL. Hammond Pole Attorneys.

AUCTION

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

Case No: 068755/2023

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration No: 2006/021576/07), Execution Creditor/Plaintiff and SIMPHIWE LIFA WILLY RIKHOTSO (Identity Number: 910108 5286 083), First Execution Debtor/Respondent and NABUSEHLA NANA MAHLANGU (Identity Number: 941107 0252 085), Second Execution Debtor/Respondent

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2024, 11:00, SHERIFF RANDBURG SOUTH WEST at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 28th day of NOVEMBER 2023 respectively in terms of which the following property will be sold in execution on 22ND day of MAY 2024 at 11H00 by the SHERIFF RANDBURG SOUTH WEST at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG to the highest bidder with reserve R525 000.00: A unit consisting of- a) SECTION NO. 23 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS70/2015 IN THE SCHEME KNOWN AS KINGSBARNs IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ZANDSPRUIT EXTENSION 19 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 60 (SIXTY) SQUARE METRES IN EXTENT, AND b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST24364/2020 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. ("the Property") ALSO KNOWN AS: UNIT 23 KINGSBARNs, 645 BOUNDARY ROAD, ZANDSPRUIT EXT 19 DOMICILIUM ADDRESS: 44 CAROLINE STREET, BRIXTON The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DINING ROOM, KITCHEN, 2X BEDROOMS, BATHROOM, CARPORT (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF RANDBURG SOUTH WEST. The office of the SHERIFF RANDBURG SOUTH

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 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 RANDBURG SOUTH WEST at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG.

Dated at SANDTON, 28 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/THE1797/0418. -.

AUCTION

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

Case No: 23646/2020

In the matter between: SAWINDU 08(RF) (PTY) LIMITED (Registration No. 2013/222429/07), Applicant/Plaintiff and JOAN HLAKULA (ID: 781213 0312 086), Respondent/Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

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

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 15TH day of SEPTEMBER 2022 in terms of which the following property will be sold in execution on the 24TH day of MAY 2024 at 10:00 by SHERIFF VANDERBIJLPARK at CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK to the highest bidder with reserve R307,000.00. PORTION 2 OF ERF 12310 EVATON WEST TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 163 (ONE HUNDRED AND SIXTY THREE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T20923/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property") SITUATED AT: 2/12310 OAKLAHONE STREET, EVATON WEST, MAFATSANA, VANDERBIJLPARK 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 twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office VANDERBIJLPARK. The offices of the Sheriff for VANDERBIJLPARK will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (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 SHERIFF VANDERBIJLPARK at CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS, VANDERBIJLPARK.

Dated at SANDTON, 03 APRIL 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: HOU82/0090. -.

AUCTION

Case No: 15603/2018
Docex: PH46A

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

In the matter between: Firstrand Bank Limited, Judgement Creditor and Priscilla Nolandiwe Shongwe, Judgement Debtor

NOTICE OF SALE IN EXECUTION

30 MAY 2024, 10:00, 19 Pollock Street, Randfontein

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 Randfontein to the highest bidder subject to a reserve price of R300 000.00 and will be held at 19 Pollock Street, Randfontein on 30 May 2024 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 19 Pollock Street, Randfontein, prior to the sale.

Certain: Erf 16406 Protea Glen Extension 16 Township, Registration Division I.Q., Province of Gauteng, being 16406 (Also Known As 34 Adder Street), Protea Glen Ext 16

Measuring: 252 (Two Hundred and Fifty Two) Square Metres;

Held under Deed of Transfer No. T57382/2007

Situated in the Magisterial District of Randfontein.

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

Main Building: Lounge, Kitchen, 3 Bedrooms, Bathroom & WC.

Outside Buildings: None.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 28 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: MAT113985/LWest/LC. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 76154/2016
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 ESAU MAVIMBELA, First Defendant and JANE MAVIMBELA, Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2024, 14:00, OFFICE OF THE ACTING SHERIFF OF THE HIGH COURT, JOHANNESBURG EAST, 61 VAN RIEBEECK STREET, ALBERTON

In terms of a judgement granted on 8 DECEMBER 2016 and 27 SEPTEMBER 2017, 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 WEDNESDAY 22 MAY 2024 at 14h00 in the afternoon at the OFFICE OF THE ACTING SHERIFF OF THE HIGH COURT, JOHANNESBURG EAST, 61 VAN RIEBEECK STREET, ALBERTON to the highest bidder, WITHOUT RESERVE. DESCRIPTION OF PROPERTY ERF 153 TULISA PARK TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING: 1 544 (ONE THOUSAND FIVE HUNDRED AND FORTY FOUR)

SQUARE METRES HELD BY DEED OF TRANSFER T1369/2012 SUBJECT TO THE CONDITIONS CONTAINED THEREIN Street address : 17 Purcell Street, Tulisa Park IMPROVEMENTS 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 1 x Family Room, 4 x Bedrooms, 2 x Bathrooms, 2 x Garages STAFFROOM : 2 x Bedroom, 1 x Bathroom The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential Magisterial District : JOHANNESBURG 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 prior to the sale by EFT or bank guaranteed cheque; 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 together with the rules of the auction at the OFFICE OF THE ACTING SHERIFF OF THE HIGH COURT, 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 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) All bidders are required to pay R50,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. (d) Registration Conditions: No person will be allowed on the premises if they are not registered with FICA and CPA. (e) 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. 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, 22 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 / F79970 / TH. -.

AUCTION

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

Case No: 168/2020

In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MOSIUOA EDWIN TEBATEBA, ID: 821123 5619 08 2, 1st Defendant and MMAMOSA CONSTANCE TEBATEBA, ID: 870624 1332 08 3, 2nd Defendant

NOTICE OF SALE IN EXECUTION

30 MAY 2024, 10:00, 91 GENERAAL HERTZOG ROAD, THREE RIVERS

NOTICE OF SALE FOR GOVERNMENT GAZETTE :

Pursuant to a Judgment granted by this Honourable Court on 28 May 2021 and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, VEREENIGING, on the 30 May 2024 at 10:00 at the Sheriff's office, 91 GENERAAL HERTZOG ROAD, THREE RIVERS, subject to a reserve price of R750,000.00: CERTAIN: ERF 570 SONLANDPARK TOWNSHIP; REGISTRATION DIVISION I.Q.; THE PROVINCE OF GAUTENG; In extent 1 414 (ONE THOUSAND FOUR HUNDRED AND FOURTEEN) Square metres; HELD BY DEED OF TRANSFER NUMBER 14082/13 ("the Property"); also known as 20 MAJUBA STREET VEREENIGING the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard : A DWELLING HOUSE WITH TILED ROOF, 3 BEDROOMS, KITCHEN, LOUNGE, DINING, 2 BATHROOMS, 2 TOILETS, 2 GARAGES AND LAPA. 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 V EREENIGING, at 91 GENERAAL HERTZOG ROAD, THREE RIVERS. The Sheriff VEREENIGING, will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (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 R10 000.00 in cash or by EFT. d) Registration

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

Dated at KEMPTON PARK, 20 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/S12633. -.

AUCTION

**Case No: 54818/2021
Docex 262, JOHANNESBURG**

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

In the matter between: NEDBANK LIMITED, Plaintiff and MOKHUDU, NEO JERRY, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 MAY 2024, 10:00, Sheriff of the High Court at 91 General Hertzog Street, Three Rivers, Vereeniging

This is a sale in execution pursuant to a Judgment obtained in the above Honourable Court dated 13 March 2023 in terms of which the following property will be sold in execution by the Sheriff of the High Court Vereeniging at 91 General Hertzog Street, Three Rivers, Vereeniging on the 30 May 2024 at 10h00, subject to a reserve price of R403,000.00 (four hundred and three thousand rand):-Certain: Erf 307, Zakariyya Park Extension 1; Registration Division I.Q.; situated at 7 Artemesia Street, Zakariyya Extension 1, measuring 596 square metres; Zoned: Residential; held under Deed of Transfer No. T12128/2019.Improvements: (The nature, extent, condition and existence of the improvements are not guaranteed) 2 Bedrooms, 1 Bathroom, 1 Kitchen, 1 Living RoomThe Purchaser shall in addition to the Sheriff's commission, which is 6% on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5 per cent on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Vereeniging at 91 General Hertzog Street, 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>)B) FICA - legislation i.r.o. proof of identity and address particulars.C) Payment of a Registration Fee of R50 000 by way of EFT prior to the sale. D) Registration conditions.The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Vereeniging at 91 General Hertzog Street, Three Rivers, Vereeniging during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 22 APRIL 2024.

Attorneys for Plaintiff(s): Biccari Bollo Mariano Inc, Oxford & Glenhove Building 1, Ground Floor, 116 Oxford Road, Melrose Estate, Johannesburg. Tel: 011 628 9300. Fax: -. Ref: W Hodges/RN6001. -.

AUCTION

Case No: 91163/2019

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

In the matter between: FirstRand Bank Limited, Plaintiff and MM & BT MTETO, Defendant

NOTICE OF SALE IN EXECUTION

03 JUNE 2024, 11:00, SHERIFF CENTURION WEST on 3 JUNE 2024 at 11:00 AT 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION

A sale in execution will be held, with a reserve price of at least R840 000.00 (eight hundred and forty thousand rand), by SHERIFF CENTURION WEST on 3 JUNE 2024 at 11:00 AT 229 BLACKWOOD STREET, HENNOSPARK, CENTURION of the following property:

ERF 519 MONAVONI EXTENSION 6 TOWNSHIP
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG
MEASURING: 408 SQUARE METRES
HELD BY DEED OF TRANSFER NO T94691/2012

STREET ADDRESS : 519 SAN JUAN STREET, SILVERWOOD ESTATE, MONAVONI EXT 6, CENTURION, GAUTENG, situated within the PRETORIA (TSHWANE) MAGISTERIAL DISTRICT AND TSHWANE METROPOLITAN MUNICIPALITY

PLACE OF SALE: The sale will be held by the SHERIFF CENTURION WEST and take place at 229 BLACKWOOD STREET, HENNOSPARK, CENTURION

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

A COMPACT DOUBLE STOREY DWELLING IN A SECURITY DEVELOPMENT KNOWN AS SILVERWOOD ESTATE. THE DWELLING IS IN A GENERALLY POOR STATE OF REPAIR, CONSTRUCTED OF BRICK WITH A TILE ROOF

AND CONSISTS OF AN ENTRANCE HALL, LOUNGE, KITCHEN, SCULLERY, 3 BEDROOMS, 1 BATHROOM, 2 SHOWERS, 2 TOILETS, 2 GARAGES AND AN OUTSIDE TOILET

Zoned for residential purposes.

CONDITIONS OF SALE : The Conditions of Sale will lie for inspection at the offices of the Sheriff Centurion-West at 229 BLACKWOOD STREET, HENNOSPARK, CENTURION , where they may be inspected during normal office hours.

Dated at Pretoria, 03 APRIL 2024.

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

AUCTION

Case No: 2021/9445
Doceex: 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and SIFISO MYENI, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

27 MAY 2024, 10:00, 4 ANGUS STREET, GERMISTON, GAUTENG PROVINCE

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 30 th of August 2021 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of GERMISTON SOUTH on MONDAY the 27 TH day of MAY 2024 at 10:00 at 4 ANGUS STREET, GERMISTON, GAUTENG PROVINCE with a reserve price of R409 325.00.

CERTAIN: ERF 7841 ROODEKOP EXTENSION 11 TOWNSHIP, REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG

MEASURING: 248 SQUARE METRES

HELD UNDER DEED OF TRANSFER NO T33120/2011

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 7841 UNKNOWN STREET, ROODEKOP EXTENSION 11, GERMISTON and consist of 1 Lounge, Kitchen, 3 Bedrooms, Bathroom, 1 Shower, 2 water closets and 1 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 GERMISTON SOUTH situated at 4 ANGUS STREET, GERMISTON, GAUTENG PROVINCE or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

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

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

Dated at JOHANNESBURG, 10 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/MAT73641. R. NEL.

Case No: 2018/33011
Docex: 13 Rivonia

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor
and Nguessy-Guibinga, Gabriel Landry and Aphane, Teboho Hellen, Executon Debtors**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

28 MAY 2024, 11:00, 614 James Crescent, Halfway House, Gauteng

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale will be held by the offices of the Sheriff of the High Court Halfway House-Alexandraat 614 James Crescent, Halfway House on Tuesday the 28th day of May 2024 at 11h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: A Unit consisting of: (a) Section No. 36 as shown and more fully described on Sectional Plan No SS74/2012, in the scheme known as STARLINGS ON ELEVENTH in respect of the land and building or buildings situate at NOORDWYK EXTENSION 54 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 134 (One Hundred and Thirty 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 and Held by Deed of Transfer No ST12074/2012 and situate at UNIT 36 STARLINGS ON ELEVENTH, 130 - 11 TH ROAD, NOORDWYK EXTENSION 54, MIDRAND, GAUTENG, in the Magisterial District of Johannesburg North. IMPROVEMENTS: The following information is furnished in respect of the improvements, DOUBLE STOREY CONSTRUCTED OF BRICK WALLS AND TILED ROOF MAIN BUILDING: ENTRANCE HALL, LOUNGE, KITCHEN, 4 BEDROOMS, 3 BATHROOMS, STORE ROOM OUTBUILDINGS: NONE PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: 1. This is a sale in execution (auction) pursuant to a judgement obtained in the above court. The Sheriff of the High Court Halfway House-Alexandraat 614 James Crescent, Halfway House will conduct the sale. 2. The Rules of the auction and Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Halfway House-Alexandraat 614 James Crescent, Halfway House, 24 hours before the auction. 3. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf. 4. All prospective bidders will be required to: 4.1 Register with the Sheriff prior to the auction before 11h00; and 4.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 4.3 Pay to the Sheriff a refundable deposit in the sum of R50 000.00 that must reflect in the Sheriff's bank account prior to the date of sale by way of electronic funds transfer. 5 The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Register for participation on Webcast Auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 26 APRIL 2024.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Tel: 0118076046. Fax: 0866143218. Ref: MR. T. CLOETE/AD/S54412. -.

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA
(Gauteng Division)

Case No: 35409/2021

**In the matter between: OAKLANDS BODY CORPORATE, Plaintiff and KELLY MARIE EVANS
REGISTRAR OF DEEDS (JOHANNESBURG), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

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

In execution of a judgement of the Johannesburg High Court in the above matter, a sale will be held by the Sheriff of Roodepoort, 182 Progress Rd, Lindhaven, Roodepoort, on Friday, 24 May 2024 at 10h00 of the undermentioned property of KELLY MARIE EVANS, the First Execution Debtor, on the conditions to be read by the Auctioneer at the time of sale, which conditions will lie for inspection prior to the sale at the offices of the Sheriff of Roodepoort, 182 Progress Rd, Lindhaven, Roodepoort.

A unit consisting of:-

(a) SECTIONAL TITLE UNIT 4 as shown and more fully described on Sectional Plan number SS 180/1996 in the scheme known as OAKLANDS in respect of the land and building or buildings situated at TAMARISK AVENUE, WELTEVREDENPARK, JOHANNESBURG of which section the floor area, according to the said sectional plan is 79 (Seventy-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

IN EXTENT: 79 (SEVENTY-NINE) SQUARE METERS;

HELD BY: Deed of Transfer ST28833/2007 and subject to the conditions contained therein.

MORE specifically known as UNIT 4 OAKLANDS, TAMARISK AVENUE, WELTEVREDENPARK, JOHANNESBURG

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

Property Description: the premises is a townhouse (flat) zoned for residential use measuring 79 (Seventy-Nine) square meters, one bedroom, one bathroom.

The terms are as follows-

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

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

3. Auctioneers charges payable on the day of sale to be calculated as follows: 6% (six percent) on the first R100 000.00 (One hundred Thousand rands) of the proceeds of the sale and 3.5% (three and a half percent) on R100 001.00 (One hundred and one thousand rands) to R400 000.00 (Four hundred thousand rands) and 1.5% (one and a half percent) on the balance thereof, of the proceeds of the sale, subject to a maximum commission of R40 000.00 (Forty thousand rands) PLUS VAT in total and a minimum of R3 000.00 (Three thousand rands), (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account) which commission shall be paid by the Purchaser.

The estimated costs of advertising the auction is R7 500.00 (Seven thousand Five hundred rands).

The Execution Creditor shall have the right to bid at the foreclosure sale.

RULES OF AUCTION -

A copy of the rules of auction is available from the offices of the Sheriff of Roodepoort, 182 Progress Rd, Lindhaven, Roodepoort 24 hours prior to the auction.

TAKE FURTHER NOTE THAT -

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

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

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

4. A registration fee of R50 000.00 (Fifty thousand rands) is payable by electronic funds transfer before sale in order to obtain a buyer's card, which amount is refundable;
5. The Registration conditions, as set out in the Regulations of the CPA, will apply;
6. Registrations for auctions is open on the day before from 09h30 to 13h00 and closes at 09h30 on the day of the auction;
7. A copy of the CPA and Regulations thereto are available at www.acts.co.za (the Act) and www.info.gov.za (the Regulations).

Dated at Sandton, 13 MARCH 2024.

Attorneys for Plaintiff(s): Bam Law Attorneys, 9th Floor, Atrium on 5th Building 5th Street, Sandton. Tel: 010 541 1568. Fax: -. Ref: DEB512/JJS. -.

AUCTION

**Case No: 2021/4957
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
CRUICKSHANK, SHIRLEY ELIZABETH Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

24 APRIL 2024, 10:00, 182 Progress Road, Lindhaven, Rolodepoort, 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 24 May 2024 at 10H00 at Sheriff's Office 182 Progress Road, Lindhaven, Rolodepoort, 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 8 as shown and more fully described on Sectional Plan No. SS147/2008, in the scheme known as Honey Bee Villa's in respect of the land and building or buildings situate at Honeypark Extension 10 Township, Local Authority : City of Johannesburg; Measuring 87 (eighty seven) square meters; Held by the judgment debtor under Deed of Transfer ST23139/2008; Physical address: 8 Honey Bee Villas, Glover Avenue, Honeypark Ext 10, Roodepoort, Gauteng. The following information is furnished, though in this regard nothing is guaranteed: Improvements: Lounge, kitchen, 3 bedrooms, 1 bathroom, 1 w/c, 1 carport. Terms: The sale is with reserve price of R255,000.00 (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be Secured by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale. Conditions: The sale would be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at www.acts.co.za (the Act) and www.info.gov.za (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at 182 Progress Road, Lindhaven, Rolodepoort, Gauteng.

Dated at Hurlingham, 25 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/FF003829. -.

AUCTION

Case No: 13433/2021

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O, Plaintiff and
MARCO ANGELA PEREIRA Id No: 880417 5088 084, First Defendant and ROBYNNE MERYL VAN
ROOYEN, Id No: 871012 0112 087, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2024, 11:00, SHERIFF RANDBURG SOUTH WEST at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 30TH of JUNE 2022 in terms of which the following property will be sold in execution on 22ND MAY 2024 at 11:00 by SHERIFF RANDBURG SOUTH WEST at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG to the highest bidder with reserve of R1 200,00.00. ERF 474 SUNDOWNER EXTENSION 7 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, IN EXTENT 1 642 (ONE THOUSAND SIX HUNDRED AND FORTY TWO) SQUARE METRES . HELD BY DEED OF TRANSFER T44797/2016 SITUATED AT: 6 KYANITE STREET, SUNDOWNER EXT 7, RANDBURG ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 4X BEDROOMS, 2X BATHROOMS OUT BUILDING: CARPORT, COTTAGE WITH 4X BEDROOMS, LOUNGE, DINING ROOM, KITCHEN, 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 RANDBURG SOUTH WEST The offices of the Sheriff for RANDBURG SOUTH 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 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 RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG ROODEPOORT.

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/0619. -.

AUCTION

**Case No: 2019/30409
Docex 7 Gqeberha**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and
HAMILTON SIYABONGA MATUBATUBA, Defendant**

NOTICE OF SALE IN EXECUTION

30 MAY 2024, 10:00, 97 General Hertzog Street, Three Rivers, Vereeniging

In pursuance of a judgment dated 11 November 2020 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff M.J. Manyandi, or the Deputy on duty, at the office of Sheriff Vereeniging, 97 General Hertzog Street, Three Rivers, Vereeniging on Thursday 30 May 2024 at 10H00, by public auction and with no reserve:

Portion 78 (a portion of portion 36) of the farm Vlakfontein 546 registration division I.Q. province of Gauteng measuring 8,5653 (Eight comma Five Six Five Three) hectares. Held by deed of transfer number T16/21963 subject to the conditions therein contained and especially subject to expropriation ex 64/1981 which property is situated at PTN 78 of Erf Vlakfontein AH Vereeniging.

Description of Property: A dwelling house with 3 Bedrooms, Kitchen, Lounge, Dining, Toilet, Bathroom, 2 Store rooms and small workshop. 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 200 (http://www.info.gov.za/view/DownloadFileAction?id=99961)
- b) Fica - legislation i.r.o. proof of identity and address particulars
- c) Payment of a Registration Fee of R15,000.00 in cash or eft
- d) Registration Condition.

Dated at Gqeberha, 03 MAY 2024.

Attorneys for Plaintiff(s): Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Central, Gqeberha. Tel: 0415027232. Fax: 0415852239. Ref: Reatile Semane. STA269/0365.

AUCTION

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

Case No: 18841/2022

In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and THATO RAMAPHIRI, ID: 810517 5579 08 4, 1st Defendant and GOMOTSENG KATHLEEN RAMAPHIRI, ID: 861126 0697 08 7, 2nd Defendant

NOTICE OF SALE IN EXECUTION

30 MAY 2024, 10:00, 19 POLLOCK STREET, RANDFONTEIN

NOTICE OF SALE FOR GOVERNMENT GAZETTE :

Pursuant to a Judgment granted by this Honourable Court on 07 August 2023, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, RANDFONTEIN on the 30 May 2024 at 10:00 at the Sheriff's office, 19 POLLOCK STREET, RANDFONTEIN subject to a reserve price of R1 060 000.00: CERTAIN: ERF 265 HELIKON PARK TOWNSHIP; REGISTRATION DIVISION I.Q.; THE PROVINCE OF GAUTENG; In extent 1001 (ONE THOUSAND AND ONE) Square metres; HELD BY DEED OF TRANSFER NUMBER T12104/2014 also known as 4 HAMMERKOP STREET, HELIKON PARK, RANDFONTEIN, ("the Property"); the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 4 X BEDROOMS 2 X BATHROOMS 1 X DINING ROOM 1 X LOUNGE 1 X STUDYROOM 3 X GARAGES 1 X CARPORT 1 X LAUNDRY 1 X SWIMMING POOL 1 X LAPA 1 X KITCHEN. 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 RANDFONTEIN at 19 POLLOCK STREET, RANDFONTEIN. The Sheriff RANDFONTEIN, 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 R10 000.00 in cash or by EFT. d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff RANDFONTEIN 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/S11227. -.

AUCTION**Case No: 19166/2021
Docex: P444**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, JOHANNESBURG)**In the matter between: Firstrand Bank Limited, Judgement Creditor and Brian Siyaphi,
Judgement Debtor**

NOTICE OF SALE IN EXECUTION

24 MAY 2024, 09:30, 182 Leeuwpoot Street, Boksburg

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 Boksburg to the highest bidder subject to a reserve price of R560 515.09 and will be held at 182 Leeuwpoot Street, Boksburg on 24 May 2024 at 09H30 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 182 Leeuwpoot Street, Boksburg, prior to the sale.

Certain: Erf 109 Freeway Park Township, Registration Division I.R., Province of Gauteng, being 16 Constantia Road, Freeway Park, Boksburg

Measuring: 1 008 (One Thousand And Eight) Square Metres;

Held under Deed of Transfer No. T36058/2014

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: Entrance Hall, Lounge, Family Room, Dining Room, Study, Kitchen, 3 Bedrooms, 2 Bathrooms, Shower, 2 WC's, Dressing Room.

Outside Buildings: 2 Garages, 2 Carports, Servants Quarters Consisting Of: Bathroom / WC.

Sundries: Lapa.

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

Dated at Hammond Pole Majola Inc, Boksburg, 16 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: MAT445179/LWEST/LC. Hammond Pole Majola Inc, Boksburg.

AUCTION**Case No: 38384/2019**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG LOCAL DIVISION, JOHANNESBURG)**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Reg No: 1962/000738/06), PLAINTIFF and PHUMLANI ZENZELE MDLULI (Identity Number: 821024 5628 083), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**24 MAY 2024, 10:00, Sheriff Roodepoort North at its offices situated at 182 Progress Road,
Lindhaven, Roodepoort**

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 23 FEBRUARY 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 Roodepoort North on 24 May 2024 at its offices situated at 182 Progress Road, Lindhaven, Roodepoort at 10H00. The property is: A UNIT CONSISTING OF- (a) SECTION NO. 10 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS 102/2001, IN THE SCHEME KNOWN AS Evisa IN RESPECT OF THE LAND AND BUILDINGS OR BUILDINGS SITUATE AT STRUBENSVALLEI EXTENSION 14 TOWNSHIP, CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 106 (ONE HUNDRED AND 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 00008549/2001 SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN (STREET ADDRESS: UNIT 10 EVISA COMPLEX, 950 SOVEREIGN ROAD, STRUBENSVALLEI, ROODEPOORT). Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING: 3x Bedrooms 1x TV- Living Room 1x Lounge 2x Bathrooms OUTBUILDING: 1x Carport TYPE SITE IMPROVEMENTS: Fencing: Brick Outer Wall finishing: Face brick Roof finishing: Tiles Inner Floor Finishing: Tiles 1. The property is the immovable property of the Defendants which is located in the Magisterial District of Johannesburg West. 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. 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 Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort, 24 hours prior to the auction. 9. The reserve price has been set at R621 623.95. 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

Dated at PRETORIA, 04 APRIL 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 7777. Fax: (012) 470 7766. Ref: R PIETERSE/XT/PN5257. -.

AUCTION

**Case No: 64246/2021
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 REBEILWE INVESTMENT HOLDINGS PTY LTD (REGISTRATION NUMBER: 2015/279550/07), 1st Defendant, NOAH JOHANNES MAKGATI (IDENTITY NUMBER: 7503285358087), 2nd Defendant and MANGAKANE CONSTANCE MAKGATI (IDENTITY NUMBER: 7909110691081), 3rd Defendant

NOTICE OF SALE IN EXECUTION

24 MAY 2024, 09:30, Sheriff of the High Court Boksburg at 182 Leeuwoort Street, Boksburg

In pursuance of a judgment and warrant granted on 24 August 2023 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 24 May 2024 at 9:30 by the Sheriff of the High Court Boksburg at 182 Leeuwoort Street, Boksburg to the highest bidder subject to a reserve price of R2 667 000.00:- CERTAIN: ERF 3288, SUNWARD PARK EXTENSION 10 TOWNSHIP SITUATED: 13 Hennie Joubert Street, Sunward Park Extension 10 MAGISTERIAL DISTRICT: Ekurhuleni North REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG MEASURING: 825 (EIGHT HUNDRED AND TWENTY 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: 1 x Lounge; 1 x Dining Room; 1 x Kitchen; 1 x Scullery; 1 x Laundry; 1 x Study; 4 x Bedrooms; 3 x Bathrooms; 1 x Toilet; and 2 x Garages. DWELLING CONSISTS OF: RESIDENTIAL HELD BY THE DEFENDANT, REBEILWE INVESTMENT HOLDINGS PTY LTD (REGISTRATION NUMBER: 2015/279550/07) under its name under Deed of Transfer No. T39296/2019. The full conditions may be inspected at the offices of the Sheriff of the High Court Boksburg at 182 Leeuwoort Street, Boksburg. 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/IC000326

Dated at Pretoria, 30 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: SR/WE/IC000326. -.

AUCTION

Case No: 28894/2020

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

In the matter between: TRANSACTION CAPITAL BUSINESS SOLUTIONS (PTY) LTD (Execution Creditor) (REG NO: 1968/002188/07), and LOBSY GROUP (PTY) LTD (REG NO: 2006/022257/07) (First Execution Debtor) -- NHLANHLA SIMON MTHETHWA (IDENTITY NO: 710707 5390 08 4) (Second Execution Debtor) -- SALESA LOBISA MTHETHWA (IDENTITY NO: 751016 0379 08 8) (Third Execution Debtor)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

23 MAY 2024, 10:00, The Sheriff of Johannesburg North - 117 Beyers Naude Drive, Northcliff, South Africa

ERF 671 GREYMONT TOWNSHIP,
CITY OF JOHANNESBURG
REGISTRATION DIVISION IQ
PROVINCE OF GAUTENG
IN EXTENT: 248 (TWO HUNDRED AND FORTY EIGHT)
SQUARE METRES
HELD BY DEED OF TRANSFER NUMBER T70565/2001
Subject to the conditions contained therein
PHYSICAL ADDRESS: 15 14TH STREET, GREYMONT, JOHANNESBURG, GATUENG
THE PROPERTY IS ZONED : RESIDENTIAL
RESERVE PRICE: R750 000.00 (SEVEN HUNDRED AND FIFTY THOUSAND RAND
IMPROVEMENTS:

The nature, extent, condition, and existence of the improvements are not guaranteed, and the immovable property is sold "voetstoots".

1. The sale shall be subject to the terms and conditions of the Superior Courts 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, EFT (by electronic funds transfer) or by bank guaranteed cheque on the day of the sale, and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Applicant's attorneys within 21 (twenty-one) days after the date of sale, to be approved by the Execution Creditor's Attorneys.

3. Transfer shall be affected by the attorneys for the Execution Creditor and the purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the relevant attorneys.

4. The rules of the auction and a full advertisement are available 24 hours before the auction at the offices of the Sheriff of Johannesburg North, at the Sheriff's Office situated at 117 Beyers Naude Drive, Northcliff, 2195, during office hours.

5. The sale will be conducted by the Sheriff of Johannesburg North with the relevant auctioneers.

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

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

7.1 In accordance with the Consumer Protection Act No. 68 of 2008.

7.2 In accordance with the Financial Intelligence Centre Act No. 38 of 2001: in respect of proof of identity and residential particulars.

7.3 Payment of a Registration Fee of R 50 000.00 (refundable) in cash only, prior to the commencement of the Auction, in order to obtain a buyer's card.

7.4 Registration conditions.

8. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of the Sheriff of Johannesburg North, at the sheriff's office situated at 117 Beyers Naude Drive, Northcliff, 2195, during office hours.

Dated at TYGERVALLEY, 23 APRIL 2024.

Attorneys for Plaintiff(s): BDP ATTORNEYS INC, Tygervalley Chambers One 27 Willie van Schoor Drive, Tygervalley. Tel: 021 941 7777. Fax: -. Ref: CJN/ral/MAT34496. -.

AUCTION

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

Case No: 60805/2020

In the Matter between NEDBANK LIMITED, PLAINTIFF and JOHN GODFREY LATAKGOMO, IDENTITY NUMBER: 730108 5333 08 1, FIRST DEFENDANT, DIEKETSENG MODIEGI ANGELA LATAKGOMO, IDENTITY NUMBER: 820425 0719 08 5, SECOND DEFENDANT, JACOB ZEBEDIOS SEBOGA, IDENTITY NUMBER: 420502 5578 08 0, THIRD DEFENDANT and LEKUBO THEODORA SEBOGA, IDENTITY NUMBER: 450804 0156 08 3, FORTH DEFENDANT

NOTICE OF SALE IN EXECUTION

30 MAY 2024, 11:00, 102 PARKER STREET, RIVIERA

The Sale in execution conducted in accordance with the consumer protection act 68 of 2008 (as amended) pursuant to a judgment obtained in the High Court under case number 60805/2020 dated the 27 October 2021 and writ of attachment be sold to the highest bidder without a reserve as per court order 28 February 2024 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, PRETORIA NORTH EAST AT 102 PARKER STREET, RIVIERA ON 30 MAY 2024 AT 11:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, PRETORIA NORTH EAST AT 102 PARKER STREET, RIVIERA 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 477 Nellmapius Township, Registration Division J.R., The Province of Gauteng, Measuring 242 (two hundred and forty two) Square Metres, held by Deed of Transfer no. T75542/2008 also known as: 588 Carnarvon Avenue, Nellmapius, Pretoria Improvements: 2 Bedrooms, Bathroom, Lounge, Kitchen, Toilet, Carport

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: 0123255420. Ref: MAJOTHI/IDB/GT13027.

AUCTION

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

**Case No: 2020/22491
DX 31 SANDTON SQUARE**

In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Judgment Creditor and Absa Bank Limited, Second Judgment Creditor and Precious Nkala, Judgment Debtor

NOTICE OF SALE IN EXECUTION

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

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 17 AUGUST 2021 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG SOUTH ON 21 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 R360 000.00.

A UNIT CONSISTING OF -

(a) Section no.7 as shown and more fully described on sectional plan no. SS130/1985, in the scheme known as SHELLVIEW in respect of the land and building or buildings situate at TOWNSVIEW

TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 91 (NINETY ONE) square metres in extent; and

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan .HELD BY DEED OF TRANSFER NUMBER ST34252/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED (“the property”)

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

MAIN BUILDING CONSISTING OF : 3 bedrooms, 1 bathroom, dining room, lounge, kitchen, and toilet - WHICH CANNOT BE GUARANTEED .

The property is situated at: UNIT 7 SHELLVIEW, MONK STREET, TOWNSVIEW, JOHANNESBURG .

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY 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 by EFT must reflect in the Sheriff's account prior to the sale.

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

The 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 HILARY ROAD, CNR TREVOR STREET, GILLVIEW during normal office hours from Monday to Friday.

Dated at Johannesburg, 22 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/MAT29969. The Citizen.

AUCTION

**Case No: 2020/2246
DOCEX 27 BEDFORDVIEW**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED PLAINTIFF and
KHUMALO: FRANCINA DINEO (ID NO. 750401 0997 08 2) DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 MAY 2024, 10:00, 19 POLLOCK STREET RANDFONTEIN

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R271 000.00 will be held at the offices of the Sheriff RANDFONTEIN at 19 POLLOCK STREET RANDFONTEIN at 10:00 on 30 MAY 2024 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: A UNIT CONSISTING OF SECTION 76 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS54/2010, IN THE SCHEME KNOWN AS EDRADOUR IN RESPECT OF THE LAND AND BUILDINGS SITUATE AT FINSBURY TOWNSHIP, LOCAL AUTHORITY: RANDFONTEIN LOCAL MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 59 (FIFTY NINE) SQUARE METRES IN EXTENT, AND AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE

PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER ST18494/2011. SITUATE AT UNIT 76 EDRADOUR DRANKENSBERG STREET, FINSBURY RANDFONTEIN with chosen domicilium citandi et executandi being 19 FLAMINGO HEIGHTS, 5TH AVENUE, RANDFONTEIN. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: bedrooms, dining room, kitchen and bathroom. (The accuracy thereof can however not be guaranteed).THE NATURE,EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS."1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT.2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney , which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.3. The property may be taken possession of after signature of conditions of sale , payment of the deposit and upon the balance of the purchase price being secured.4. Should the purchaser receive possession of the property , the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Randfontein. The office of the Sheriff N Mangaba or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- in cash and (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the Sheriff RANDFONTEIN, 19 POLLOCK STREET, RANDFONTEIN.

Dated at BEDFORDVIEW, 02 APRIL 2024.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD BEDFORDVIEW. Tel: 011 776 3000. Fax: 086 769 0863. Ref: 108460/D GELDENHUYS / LM. -.

AUCTION

**Case No: 2023/046740
DX 31 SANDTON SQUARE**

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

In the matter between: Absa Home Loans Guarantee Company (RF) Pty Limited, First Judgment Creditor and Absa Bank Limited, Second Judgment Creditor and Vijay Gangadhar Nalajala, Judgment Debtor

NOTICE OF SALE IN EXECUTION

28 MAY 2024, 11:00, 614 James Crescent Halfway House, Midrand

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 31 OCTOBER 2023 in terms of which the below property will be sold in execution by the SHERIFF HALFWAY HOUSE - ALEXANDRA on 28 MAY 2024 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder subject to the reserve price of R1 700 000.00.

CERTAIN: HOLDING 114 ERAND AGRICULTURAL HOLDINGS EXTENSION 1, REGISTRATION DIVISION J.R, GAUTENG PROVINCE, MEASURING 2,5804 (TWO COMMA FIVE EIGHT ZERO FOUR) HECTARES, HELD BY DEED OF TRANSFER NUMBER T22338/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ("the Mortgaged Property")

which is zoned as a residential property, comprising the following: VACANT LAND WHICH CANNOT BE GUARANTEED .

The property is situated at: 470 NINTH ROAD, ERAND AGRICULTURAL HOLDINGS EXTENSION 1 and falls within the Magisterial District of JOHANNESBURG NORTH.

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

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Go to shha.online to register and participate online of the under mentioned property of the execution debtor on conditions of which will lie for inspection at the offices of the Sheriff Halfway House, 614 James Crescent, Halfway House, prior to the sale.

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

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

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

3. Payment of a Registration Fee in the amount of R50 000.00 (refundable).

4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND during normal office hours from Monday to Friday.

Dated at Johannesburg, 03 APRIL 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/MAT34456. The Citizen.

AUCTION

Case No: 61970/2019

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

**In the matter between: NEDBANK LIMITED PLAINTIFF and PUMEZA NOMAPHELO SKEYI
(IDENTITY NUMBER: 700711 0734 08 2), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**28 MAY 2024, 11:00, THE SHERIFF OFFICE OF HALFWAY HOUSE-ALEXANDRA, 614 JAMES
CRESCENT, HALFWAY HOUSE**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit a sale without a reserve price will be held by the SHERIFF OF THE HIGH COURT HALFWAY HOUSE-ALEXANDRA on the 28th day of MAY 2024 at 11H00 at THE SHERIFF OFFICE OF HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE-ALEXANDRA, AT 614 JAMES CRESCENT, HALFWAY HOUSE. A UNIT CONSISTING OF - (A) SECTION NUMBER 82 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS577/2013, ("THE SECTIONAL PLAN") IN THE SCHEME KNOWN AS ROSA ROYALE 1 IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 1151 SUMMERSET EXTENSION 16 TOWNSHIP, IN THE AREA OF THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 136 (ONE HUNDRED AND THIRTY SIX) SQUARE METRES IN EXTENT ("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. ST 71578/13 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFOREMENTIONED DEED OF TRANSFER NUMBER ST 71578/13 SITUATED AT: UNIT 82 DOOR 82 ROSA ROYALE 1 SUMMERSET EXTENSION 16 Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R50 000.00 in cash or eft (Refundable) prior to the commencement of the auction; d) All conditions applicable to registration; e) Rules of auction and conditions of sale may be inspected 24 Hours prior the auction. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: This is a Flat situated in a security complex consisting of: 2 BATHROOM, 3 BEDROOMS, 1X KITCHEN, 1x LIVING ROOM, 1X OTHER.

Dated at PRETORIA, 09 APRIL 2024.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: (012) 325-4185/9. Fax: (086) 775-1985. Ref: T DE JAGER/IM/NA4. -.

**Case No: 8063/2022
Docex 7 Gqeberha**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and
ANELE NDLOVU, Defendant**

NOTICE OF SALE IN EXECUTION

**21 MAY 2024, 11:00, UNIT C1 MOUNT ROYAL 657 JAMES CRESCENT, HALFWAY HOUSE,
MIDRAND**

In pursuance of a judgment dated 7 September 2023 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff of Randburg West being, S.I. Seboka or the Deputy on duty, at UNIT C1 MOUNT ROYAL 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND on Tuesday, 21 May 2024 at 11:00, by public auction and with a court set reserve of R645,000.00.

Section No. 88 as shown and more fully described on Sectional Plan No. SS232/2000 in the scheme known as Bellairs Brooke in respect of land and building/s situated at Noordhang Extension 33 Township, in the City of Johannesburg Municipality, measuring 65 m² (Sixty-Five) 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 by Deed of Transfer Number: ST16976/2019 in the Magisterial District of Randburg Situated at: No. 5 Bellairs Brook, 91 Bellairs Drive, Noordhang Ext 33, Noordhang, 2169.

The property is zoned: Residential.

Description of Property: 2 ndFloor Apartment under a tiled roof with steel windows, consisting of 3 Bedrooms, 2 bathrooms, Kitchen, and Lounge with 2 Carports. The description of the property is not guaranteed or warranted.

Auction Terms and Condition and the Conditions of Sale may be inspected at the Sheriff's abovementioned address.

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

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

- a) Directive of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) Fica - legislation i.r.o. proof of identity and address particulars
- c) Payment of a Registration Fee of R50 000.00 refundable
- d) Registration Condition.

Dated at Gqeberha, 03 MAY 2024.

Attorneys for Plaintiff(s): Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Central, Gqeberha. Tel: 0415027232. Fax: 0415852239. Ref: Reatile Semane. STA269/1079.

AUCTION

**Case No: 12538/2018
Docex: PH46A**

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

**In the matter between: Absa Bank Limited ,Judgement Creditor and Warren Shane Hale,
1st Judgement Debtor and Marlene Ellen Hale, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

30 MAY 2024, 10:00, 19 Pollock Street, Randfontein

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 Randfontein to the highest bidder subject to a reserve price of R660 000.00 and will be held at 19 Pollock Street, Randfontein on 30 May 2024 at 10H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 19 Pollock Street, Randfontein, prior to the sale.

Certain: Holding 115 Vleikop Agricultural Holdings, Registration Division I.Q., Province of Gauteng, being 115 Vleikop Street, Vleikop Agricultural Holdings

Measuring: 1,8932 (One Comma Eight Nine Three Two) Hectares;

Held under Deed of Transfer No. T3994/2015

Situated in the Magisterial District of Randfontein.

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, Dining Room, Study, Pantry, 4 Bedrooms, 2 Bathrooms.

Outside Buildings: Double Garage, Servants Quarters with Bedroom.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 16 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: MAT416874\AP\LC. Hammond Pole Majola Inc, Boksburg.

AUCTION
Case No: 44050/2021

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

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

NOTICE OF SALE IN EXECUTION

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

A Sale in Execution of the undermentioned property as per Court Order dated the 14 TH OCTOBER, 2022 will be held with a reserve of R506,512.83 at SHERIFF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on the 24 TH MAY, 2024 AT 10 H 00

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

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

PROPERTY:

(1) A UNIT CONSISTING OF

(a) SECTION NO. 12 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS93/1987 IN THE SCHEME KNOWN AS SEABREEZEIN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT WILROPARK EXTENSION 8 TOWNSHIP, CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 97 (NINETY SEVEN) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST 8748/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

KNOWN AS UNIT 12 SEABREEZE 818 ELM AVENUE, WILROPARK, ROODEPOORT

IMPROVEMENTS:

LOUNGE, DININGROOM, KITCHEN, 2 BEDROOMS, 2 BATHROOMS, SHOWER, 2 TOILETS, GARAGE
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, ROODEPOORT, 182 Progress Road, Lindhaven, Roodepoort 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/DownloadFilesAction?id=99961>)

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

(c) Payment of a Registration fee of R20 000,00 (refundable) by way of eft

(d) Registration condition

(e) The Sheriff will conduct auction

Dated at PRETORIA, 03 MAY 2024.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: 012 325 4185. Fax: 012 328 3043. Ref: DU PLOOY/LM/GP13067 - e-mail : lorraine@hsr.co.za. -.

AUCTION

Case No: 2021/34958
Docex: 172, Johannesburg

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

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and RADEBE LINDIWE JOHANNA, 1st Defendant and NXUMALO BLESSING DUMISANI NDUMISO, 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

24 MAY 2024, 09:30, THE SHERIFF'S OFFICE, 182 LEEUWPOORT STREET, BOKSBURG

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 25 th 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 BOKSBURG on FRIDAY the 24 TH day of MAY 2024 at 09:30 at THE SHERIFF'S OFFICE, 182 LEEUWPOORT STREET, BOKSBURG with a reserve price of R253,891.83:

CERTAIN:

A UNIT CONSISTING OF -

(A) SECTION NO. 29 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS396/2008, IN THE SCHEME KNOWN AS PARK SQUARE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT KLIPPOORTJE AGRICULTURAL LOTS TOWNSHIP, LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 53 (FIFTY THREE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NUMBER ST21246/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

ZONING: Residential (not guaranteed)

The property is situated at 29 PARK SQUARE, SOETDORING STREET, KLIPPOORTJE and consists of an 1 x lounge, 1 x kitchen, 2 x bedrooms, 1 x bathroom, 1 x shower, 1 x toilet (in this respect, nothing is guaranteed).

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

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R15,000.00 (cash) which is refundable.

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

Dated at JOHANNESBURG, 05 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/MAT89869. R. NEL.

AUCTION

**Case No: 86620/2019
Docex: PH46A**

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

**In the matter between: Firststrand Finance Company Limited, Judgement Creditor and
Abram Sithole, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

27 MAY 2024, 10:00, 21 Hubert Street, Johannesburg

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 Central to the highest bidder subject to a reserve price of R120 000.00 and will be held at 21 Hubert Street, Johannesburg, on 27 May 2024 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 21 Hubert Street, Johannesburg, prior to the sale.

Certain :

A unit consisting of:

Section No. 61 as shown and more fully described on Sectional Plan No. SS161/1983 in the scheme known as Kings Langley in respect of the land and building or buildings situate at Johannesburg Township, Local Authority: The City of Johannesburg, of which section the floor area, according to the said Sectional Plan, is 76 (Seventy Six) square metres in extent;

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

Held under Deed of Transfer No. ST66414/2007

Situated at Section 61 (Door 91) Kings Langley, 3 Paul Nel Street, Hillbrow.

Situated in the Magisterial District of Johannesburg Central.

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, Bedroom, Bathroom, WC.

Outside Buildings: Parking Bay.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 16 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: MAT217172\LWEST\LC. Hammond Pole Majola Inc, Boksburg.

AUCTION

Case No: 28803/2020

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 PHINDILE NKOSI (Identity Number: 791109 0405 08 6), First Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**24 MAY 2024, 10:00, Sheriff of the High Court, ROODEPOORT SOUTH, 182 PROGRESS AVENUE
TECKNIKON ROODEPOORT SOUTH**

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 17TH APRIL 2023 in terms of which the following property will be sold in execution, on The sale of the property by public auction has been arranged to take place on 24 MAY 2024 at 10h00 at the office of the Sheriff of the High Court, ROODEPOORT SOUTH, 182 PROGRESS AVENUE TECKNIKON ROODEPOORT SOUTH, 10:00 to the highest bidder with a reserve price of R526 019.97 CERTAIN: ERF 2182 FLEURHOF EXTENSION 26 TOWNSHIP REGISTRATION DIVISION I.Q THE PROVINCE OF GAUTENG MEASURING 275 (TWO HUNDRED AND SEVENTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER T30967/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the property") AS HELD: by the Respondents under DEED OF TRANSFER NUMBER T30967/2014 SITUATED AT: 24 CORNATION STREET, FLEURHOF EXT 26 DOMICILIUM ADDRESS: 4407 ZONE Y, MIDDLE STREET, PIMVILLE The property is zoned residential. Improvements: The following information is furnished but not guaranteed: (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 SHERIFF ROODEPOORT SOUTH, 182 PROGRESS AVENUE TECKNIKON ROODEPOORT SOUTH, 10:00 The Sheriff of ROODEPOORT SOUTH will conduct the sale. Registration as a buyer is a prerequisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008 (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a registration Fee of R30 000.00 via EFT; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF OF ROODEPOORT SOUTH, during normal office hours Monday to Friday.

Dated at PRETORIA, 18 MARCH 2024.

Attorneys for Plaintiff(s): BOKWA LAW INCORPORATED, 210 Justice Mohamed Road Brooklyn PRETORIA. Tel: 012 424 2900. Fax: 012 346 5265. Ref: XN/FC0245. -.

AUCTION

**Case No: 2022/24527
DX 31 SANDTON SQUARE**

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

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

NOTICE OF SALE IN EXECUTION

22 MAY 2024, 14:00, 61 Van Riebeeck Avenue, Alberton

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 23 NOVEMBER 2022 in terms of which the below property will be sold in execution by the office of Acting Sheriff JOHANNESBURG EAST on WEDNESDAY 22 MAY 2024 at 14:00 at 61 VAN RIEBEECK AVENUE, ALBERTON to the highest bidder subject to a reserve price of R950 000.00.

ERF 47 REWLATCH TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 555 (FIVE HUNDRED AND FIFTY-FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T24033/2020, SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the property")

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

Main Building: 3 bedrooms, 1 bathroom, 1 lounge, 1 kitchen and 1 toilet.

Out Building : 2 garages and 2 carports - WHICH CANNOT BE GUARANTEED.

The property is situated at: 13 SHIRLEY ROAD, REWLATCH, JOHANNESBURG IN THE MAGISTERIAL DISTRICT OF JOHANNESBURG CENTRAL.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100

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

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

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

1. Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/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 by EFT that must reflect in the Sheriff's account prior to the sale.

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

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

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

Dated at Johannesburg, 26 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/MAT32415. The Citizen.

AUCTION

Case No: 2023/17834

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

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and MOHAMMAD GHOMSHI BOZORG (Judgment Debtor)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

28 MAY 2024, 11:00, at THE SHERIFF'S OFFICE, 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG

In pursuance of a judgment granted by this Honourable Court on 14 SEPTEMBER 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution WITH A RESERVE PRICE OF R1 680 000.00 by the Sheriff of the High Court HALFWAY HOUSE-ALEXANDRA at THE SHERIFF'S OFFICE, 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG on 28 MAY 2024 at 11H00, to the highest bidder. The sale will be augmented with a timed online sale commencing on Thursday 23 May 2024 prior to the live sale on 28 May 2024 at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid.

Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

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

A UNIT CONSISTING OF: (a) SECTION 11 AS SHOWN AND MOVE FULLY DESCRIBED ON SECTIONAL PLAN NO SS872/2015, IN THE SCHEME KNOWN AS ROSA ROYALE II, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 1152 SUMMERSET EXTENSION 16 TOWNSHIP, IN THE AREA OF THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 285 (TWO HUNDRED AND EIGHTY FIVE) SQUARE

METRES IN EXTENT; AND (b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NO. ST76502/2018. SUBJECT TO THE CONDITIONS CONTAINED IN THE TITLE DEED. ALSO KNOWN AS SECTION 11 (UNIT B01-11) ROSA ROYALE II, 1 SUMMERSET EXTENSION 16, MIMOSA ROAD, MIDRAND, GAUTENG.

IMPROVEMENTS (not guaranteed): Main Building: Double Storey Building, Attached. Walls: Block. Roof: Tiles. Floors: Tiles. Rooms: Lounge/Dining Room, 3 Bedrooms, Kitchen, Scullery, 3 Bathrooms, 2 Showers and 2 Toilets.

TAKE FURTHER NOTICE:

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

(2) All bidders are required to pay R 50 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

(3) The Purchasers shall pay a deposit of 10% immediately on sale and the balance against transfer by a bank and furnish a guarantee for such payment issued by the bank concerned within 21 days of sale by a bank.

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

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

Dated at CAPE TOWN, 08 APRIL 2024.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Seventh Floor, 56 Shortmarket Street, Cape Town. Tel: 021 529 7710. Fax: 021 529 7711. Ref: T Van der Spuy/mm/M30205. -.

AUCTION

**Case No: 2022/10778
DX 31 SANDTON SQUARE**

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

**In the matter between: Absa Bank Limited, Judgment Creditor and Joline Glenda Morocco
Judgment Debtor**

NOTICE OF SALE IN EXECUTION

22 MAY 2024, 08:00, No. 5 2ND Avenue, Cnr. Station Road, Armadale (nkown as Viking)

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court granted on 05 SEPTEMBER 2022 in terms of which the below property will be sold in execution by the Sheriff LENASIA (BO KHUMALO / KE MESO) on 22 MAY 2024 at 08:00 at NO 5 2ND AVENUE CNR STATION ROAD, ARMADALE (KNOWN AS VIKING) to the highest bidder subject to the reserve price of R308 000.00.

A Unit consisting of-

(a) Section Number 37 as shown and more fully described on Sectional Plan No. SS24/2004, in the scheme known as POPS PLACE in respect of the land and building or buildings situate at KLIPSPRUIT WEST TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 83 (EIGHTY-THREE) SQUARE METRES in extent; and

(b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NUMBER ST15443/2014 AND SUBJECT to such conditions as set out in the aforesaid Title Deed

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

MAIN BUILDING CONSISTING OF : 3 bedrooms, 1 bathroom, 1 kitchen, 1 lounge and 1 balcony/patios - WHICH CANNOT BE GUARANTEED.

The property is situated at: 37 POPS PLACE, 11 FREESIA AVENUE, KLIPSPRUIT

WEST, ELDORADO PARK and falling within the Magisterial District of JOHANNESBURG CENTRAL.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT, pay a deposit of 10% of the purchase price in cash

or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to 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 LENASIA (BO KHUMALO / KE MESO) at NO. 5 2nd AVENUE CNR STATION ROAD, ARMADALE (KNOWN AS VIKING).

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

1. Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/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 as required by the Sheriff.
4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff LENASIA (BO KHUMALO / KE MESO) at NO 5 2ND AVENUE CNR STATION ROAD, ARMADALE (KNOWN AS VIKING) during normal office hours from Monday to Friday.

Dated at Johannesburg, 27 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/MAT28520. The Citizen.

AUCTION

**Case No: 30963/2019
Docex 262, JOHANNESBURG**

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

In the matter between: NEDBANK LIMITED, Plaintiff and MAFU, NOMBULELO, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

17 MAY 2024, 10:00, Sheriff of the High Court at 182 Progress Road, Lindhaven, Roodepoort

This is a sale in execution pursuant to a Judgment obtained in the above Honourable Court dated 16 October 2023 in terms of which the following property will be sold in execution by the Sheriff of the High Court Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort on the 24 May 2024 at 10h00, to the highest bidder subject to a reserve price of R274,000.00 (two hundred and seventy four thousand rand) :-A unit consisting of Section No. 47 as shown as more fully described on Sectional Plan No. SSST325/2008 in the scheme known as Honeycomb in respect of land and buildings situate at Honeycomb Extension 10 in the Local Authority of City of Johannesburg; and An undivided share in the common property in the land and building or buildings as shown and more fully described on the said Sectional Plan apportioned to the Mortgaged Section in accordance with the participation quota of the Mortgaged Section; situated at 47 Honeycomb, Glover Road Honey Park Extension 10, Honeydew; measuring 73 square metres; Zoned - Residential; as held by Deed of Transfer No ST49425/2008.Improvements: (The nature, extent, condition and existence of the improvements are not guaranteed) 2 Bedrooms, 1 Bathroom, Lounge TV- Living Room,,Kitchen, GarageThe Purchaser shall in addition to the Sheriff's commission, which is 6% on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5 per cent on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort.The Sheriff Roodepoort North will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. 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 way of EFT prior to the sale. D) Registration

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

Dated at JOHANNESBURG, 22 APRIL 2024.

Attorneys for Plaintiff(s): Biccari Bollo Mariano Inc, Oxford & Glenhove Building 1, Ground Floor, 116 Oxford Road, Melrose Estate, Johannesburg. Tel: 011 628 9300. Fax: -. Ref: W Hodges/RN4845. -.

EASTERN CAPE / OOS-KAAP

Case No: EL493/2022

1

IN THE HIGH COURT OF SOUTH AFRICA
(EASTERN CAPE DIVISION - EAST LONDON CIRCUIT COURT)

In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Judgment Creditor, and NDABA JOHN DUBE N.O. & NDABA JOHN DUBE, First and Fourth Judgment Debtors; NJABULO GOQOLO N. O. & NJABULO GOQOLO, Second and Fifth Judgment Debtor; and MARK GRIEB N. O., Third Judgment Debtor

NOTICE OF SALE IN EXECUTION

31 MAY 2024, 10:00, Sheriff of the High Court, 75 Longfellow Street, Quiquey, EAST LONDON

IN PURSUANCE of a Judgment granted in the High Court and Warrant of Execution dated 29 August 2022 by the above Honourable Court, the following property will be sold in Execution without a court appointed reserve on FRIDAY, the 31 st day of MAY 2024 at 10h00 by the Sheriff of the Court at the Sheriff's office, 75 Longfellow Street, Quiquey, East London.

Property Description:

ERF 6453 BEACON BAY

BUFFALO CITY METROPOLITAN MUNICIPALITY

DIVISION OF EAST LONDON

PROVINCE OF THE EASTERN CAPE

IN EXTRENT 560 (FIVE HUNDRED AND SIXTY) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T2744/2008

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Commonly known as: 31 Teal Crescent, Quenera, Beacon Bay, East London

DESCRIPTION : VACANT LAND

The Conditions of Sale will be read prior to the sale and may be inspected at: the Sheriff's office, 75 Longfellow Street, Quiquey, East London.

TERMS:

10% (TEN PER CENTUM) of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the Sheriff.

The balance of the purchase price shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. Should the purchaser fail to furnish the sheriff with a bank guarantee within 21 days after the date of sale, the sheriff may in his/her sole discretion grant the purchaser a 5 day extension within which to provide the required bank guarantee. Should the Purchaser fail to furnish the sheriff with a bank guarantee, which is approved by the Plaintiff's attorney, within the required time, the sale may be cancelled.

On the sale of immovable property by the Sheriff as auctioneer, 6.0% on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance [thereof] of the proceeds of the sale, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, which commission shall be paid by the purchaser on the date of sale, the balance against transfer to be secured by a bank or bank guarantee, to be approved by the Plaintiff's Attorneys, to be furnished to the Sheriff within 14 (fourteen) days from the date of the sale.

The property consists of usual buildings/outbuildings but nothing is guaranteed.

RULES OF AUCTION:

a The auction will be conducted by the Sheriff.

b The conduct of the auction is subject to the Consumer Protection Act, 68 of 2008, to the provisions whereof the attention of the public is drawn.

c The specific rules of auction will be available for inspection at the office of the Sheriff for a period of not less than twenty four hours prior to the auction and the Sheriff may refuse to register or accept any bid from any person who fails to comply therewith.

Dated at EAST LONDON, 02 APRIL 2024.

Attorneys for Plaintiff(s): Drake Flemmer & Orsmond Attorneys, Quenera Park, 12 Quenera Drive, Beacon Bay, East London. Tel: 043 722 4210. Fax: 0862715235. Ref: SBF.P68. DRAKE FLEMMER & ORSMOND INC..

**Case No: 2279/2023
DOCEX 52, GQEBERHA**

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

**In the matter between: Firstrand Bank Limited Registration Number 1929/001225/06,
Plaintiff and Asanda Thelma Soganga Identity Number : 821216 1034 08 0, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**24 MAY 2024, 14:00, Sheriff's office, Port Elizabeth South, 2 Cotton House Building, Cnr of
Albany Road & Govan Mbeki Ave, Central, Port Elizabeth**

In pursuance of a judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R485,428.61, to the highest bidder on 24 th day of May 2024 at 14:00 at the Office of the Sheriff PE South, 2 Cotton House building, Cnr of Albany Road and Govan Mbeki Avenue, Central, Port Elizabeth. A Unit consisting of (a) Section No. 15 as shown and more fully described on Sectional Plan No. SS350/1995, in the scheme known as RIVERWOODS in respect of the land and building or buildings situated at WALMER, in the Nelson Mandela Bay Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape 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 in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer Number ST.23649/2016(CTN)and subject to such Conditions as set out in the aforesaid Deed. Situated at Door 29 (Section 15), RIVERWOODS, 29 CHURCH ROAD, WALMER The Conditions of Sale will be read prior to the sale and may be inspected at the Office of the Sheriff PE South, 2 Cotton House building, Cnr of Albany Road and Govan Mbeki Avenue, Central, Port Elizabeth. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Lounge, Dining room, Kitchen, 2 x Bedrooms, Bathroom, 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/FIR152/1293. Minde Schapiro & Smith Inc.

FREE STATE / VRYSTAAT

AUCTION

**Case No: 3292/2023
3**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and NDUDUZI FREDDY NTOMBELA (ID
NO: 9411195264080), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 MAY 2024, 08:00, THE SHERIFF'S OFFICES, 20 RIEMLAND STREET, SASOLBURG

In pursuance of judgments of the above Honourable Court dated 07/09/2023 and 01/02/2024 respectively, and a Writ for Execution, the following property will be sold in execution on 30/05/2024 at 08:00 at THE SHERIFF'S OFFICES, 20 RIEMLAND STREET, SASOLBURG.

CERTAIN: SECTION NO 210, DOOR NUMBER 210 PARKLANDS FLATS, AS MORE SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS152/2010 IN THE SCHEME KNOWN AS PARKLANDS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT SASOLBURG EXT 2, METSIMAHOLO LOCAL MUNICIPALITY which is also known as 210 PARKLANDS FLATS, 1 RETIEF STREET, EXT 2 SASOLBURG, PROVINCE FREE STATE; 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 NR ST6625/2021 (ALSO KNOWN 210 PARKLANDS FLATS, 1 RETIEF STREET, EXT 2 SASOLBURG, PROVINCE FREE STATE) MEASURING: 4 5 SQUARE METRES HELD: BY DEED OF TRANSFER NR T6625/2021 (SUBJECT TO THE CONDITIONS THEREIN CONTAINED) CONSISTING OF: 1 RESIDENTIAL UNIT CONSISTING OF A SECTIONAL TITLE ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF 1X KITCHEN, 1X BATHROOM, LOUNGE, OPEN PLAN WITH BEDROOM AND VERANDA (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 Execution Creditor's attorney, to be furnished to the said Sheriff within TWENTY (20) 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, 20 RIEMLAND STREET, SASOLBURG.

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, SASOLBURG, 20 RIEMLAND STREET, SASOLBURG.

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

1. Directions of the CONSUMER PROTECTION ACT 68 of 2008 and RULES OF AUCTION (obtainable at URL <http://www.iknfo.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 SASOLBURG, 20 RIEMLAND STREET, SASOLBURG, will conduct the sale with auctioneer DL SEGWANA.

Dated at BLOEMFONTEIN, 07 OCTOBER 2021.

Attorneys for Plaintiff(s): MCINTYRE & VAN DER POST, 12 BARNES STREET WESTDENE BLOEMFONTEIN. Tel: 051-5050200. Fax: -. Ref: N VAN TONDER/ECN097 e-mail: natasha@mcintyre.co.za. 00000001.


AUCTION

**Case No: 840/2022
DOCEX 3, BLOEMFONTEIN**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and
THANDABANTU ZUWELE (ID NUMBER: 830301 6059 081), 1st Defendant and YOLANDE
TSOTETSI (ID NUMBER: 860529 0699 089), 2nd Defendant**

NOTICE OF SALE IN EXECUTION

22 MAY 2024, 11:00, 366 STATEWAY, WELKOM CENTRAL, WELKOM

In pursuance of a judgment of the above Honourable Court dated 14 December 2023 and a Writ for Execution, the following property will be sold in execution on WEDNESDAY the 22 May 2024 at 11:00 at before the Sheriff of WELKOM held at 366 STATEWAY, WELKOM CENTRAL, WELKOM.

CERTAIN: 768 BRONVILLE (EXTENSION 6), DISTRICT VENTERSBURG, PROVINCE FREE STATE
IN EXTENT: 483 (FOUR HUNDRED AND EIGHTY THREE) SQUARE METRES
HELD BY: DEED OF TRANSFER NO T21094/2011
SUBJECT TO: THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 16 OOS STREET, BRONVILLE EXT. 6, WELKOM

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A MAIN DWELLING: 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 3X BEDROOMS, 1X BATHROOM. OUTBUILDING: 1X GARAGE, 1X WATER CLOSET, 1X STORE ROOM (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, WELKOM.

TAKE FURTHER NOTICE THAT :

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF WELKOM, 366 STATEWAY, WELKOM CENTRAL, WELKOM.

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 HIGH COURT, WELKOM (CP BROWN) will conduct the sale.

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

Dated at BLOEMFONTEIN, 03 MAY 2024.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Tel: 0515050200. Fax: 0862184922. Ref: NZ1036. -.

KWAZULU-NATAL

AUCTION

**Case No: 12715/2018P
4, UMHLANGA ROCKS**

IN THE HIGH COURT OF SOUTH AFRICA
(KWAZULU-NATAL DIVISION, PIETERMARITZBURG)

In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and ZAMUKUTHULA STEVEN MKHIZE (ID No. 7805035573083), First Defendant, and NOMPILO MENDI MKHIZE (ID No. 8704010356086), Second Defendant

NOTICE OF SALE IN EXECUTION

28 MAY 2024, 11:00, AT THE SHERIFF'S OFFICE, UNIT 16, 60 MAIN STREET, HOWICK, to the highest bidder

DESCRIPTION: ERF 661 MOOI RIVER EXTENSION 5, Registration Division FT, Province of KwaZulu-Natal, in extent 1023 (One Thousand and Twenty Three) square metres, held by Deed of Transfer No. T. 21203/2014 subject to the conditions therein contained

SITUATE AT : 83 Alexander Street, Mooi River, KwaZulu-Natal (in the magisterial district of Mooi River)

The following information is furnished but not guaranteed: -

IMPROVEMENTS: A single storey dwelling of brick/face-brick under tile roof with boundary walls and security gates on an elevated site, comprising: - Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms, 1 Bathroom, 2 Showers, 2 WC, single attached Garage, 1 separate thatched Rondavel with 1 WC

ZONING: Residential (not guaranteed)

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash or by way of an electronic transfer at the time of the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the Sheriff for Umgungundlovu West, Unit 16, 60 Main Street, Howick (Tel. 033-3304678).

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 Umgungundlovu West, Unit 16, 60 Main Street, Howick.
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 refundable registration fee of R10,000.00 in cash;
 - (d) Registration conditions.
4. The conditions of sale and Rules of Auction may be inspected at the Sheriff's office at Unit 16, 60 Main Street, Howick.
5. Advertising costs at current publication rates and sale costs according to court rules, apply.
6. The office of the Sheriff for Umgungundlovu West will conduct the sale with auctioneer Mrs B. Luthuli.

Dated at UMHLANGA, 03 APRIL 2024.

Attorneys for Plaintiff(s): Livingston Leandy, Ground Floor, 4 Pencarrow Crescent, La Lucia Ridge, Umhlanga, 4051.. Tel: 031 5367500. Fax: 0865145099. Ref: 28M00309. -.

**Case No: D6231/2023
031-3122411**

IN THE HIGH COURT OF SOUTH AFRICA
(KWAZULU-NATAL LOCAL DIVISION, DURBAN)

**In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF, and SIYATHUTHUKA
MPILOMHLE NDLOVU, DEFENDANT**

NOTICE OF SALE IN EXECUTION

21 MAY 2024, 10:00, The Magistrate's Court for the district of Mtunzini, 10 Hely Hutchinson, Mtunzini

The immovable property as described below (hereinafter referred to as the "property") will be put up for auction on 21 MAY 2024 at 10h00 at the Magistrate's Court for the district of Mtunzini, 10 Hely Hutchinson, Mtunzini, subject to a court reserve of

R300 000.00 consisting of:

Description:

ERF 853 ISIKHAWINI H

REGISTRATION DIVISION GU

PROVINCE OF KWAZULU-NATAL

IN EXTENT 169 (ONE HUNDRED AND SIXTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T 33014/18 SUBJECT TO SUCH CONDITIONS THEREIN

CONTAINED

The Magisterial District of King Cetshwayo

Physical Address: 12 QOLA STREET, ISIKHAWINI

IMPROVEMENTS: the property is a semi detached duplex 1 lounge, 1 kitchen, 3 bedrooms, 1 bathroom 1 dressing room

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 shall lie for inspection at the Office of the Sheriff for Mtunzini, Unit 6 Downing Place, 63 Piet Retief Street, Melmoth, for 15 days prior to the date of sale.

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 Mtunzini, Unit 6 Downing Place, 63 Piet Retief Street, Melmoth.
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 R 15 000.00 in cash.
6. Registration conditions.
7. The auction will be conducted by the Sheriff, Mr S Chetty, or his Deputy.
8. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at Durban, 16 APRIL 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: 7663/22P

IN THE HIGH COURT OF SOUTH AFRICA
(IN THE HIGH COURT OF SOUTH AFRICA KWAZULU-NATAL DIVISION, PIETERMARITZBURG)

In the matter between: ITHALA SOC LIMITED (Registration Number: 2001/007427/06) - EXECUTION CREDITOR and SANELISIWE NOMTHANAZO BHENGU (IDENTITY NUMBER: 840214 0935 08 1) - FIRST EXECUTION DEBTOR, EVENNE MHLABUYAFUNDWA BHENGU (IDENTITY NUMBER: 760302 5469 08 5) - SECOND EXECUTION DEBTOR and ALFRED DUMA MUNICIPALITY- THIRD EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION

30 MAY 2024, 10:00, SHERIFF LADYSMITH OFFICE, 10 HUNTER ROAD, LADYSMITH, 3370

IN PURSUANCE of an Order in the above Honourable Court on 12 th December 2022 and the Warrant of Execution dated 15 th June 2023, the immovable property listed hereunder will be sold in execution by Public Auction on 30 th MAY 2024 at 10h00am at the SHERIFF LADYSMITH OFFICE, 10 HUNTER ROAD, LADYSMITH, 3370.

The sale is for CASH OR BY WAY OF ELECTRONIC TRANSFER ONLY and the property is sold VOETSTOOTS.

PROPERTY: - PORTION 2 (OF 1) OF ERF 626 LADYSMITH, REGISTRATION DIVISION GS, PROVINCE OF KWAZULU-NATAL

IN EXTENT 935 (NINE HUNDRED AND THIRTY-FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T000030546/2020

PHYSICAL ADDRESS: 39 STEVENSON ROAD, LADYSMITH, 3370

ZONING: RESIDENTIAL

IMPROVEMENTS: BRICK BUILDING WITH TILED ROOF CONSISTING OF:

MAIN BUILDING: 4 X BEDROOMS WITH BUILT-IN CUPBOARDS (MAIN WITH EN-SUITE); 4 X GARAGES; 1 X TOOL ROOM; 1 X LAUNDRY ROOM; 1 X LOUNGE; 1 X KITCHEN WITH BUILT-INS AND STONE FLOOR TILES; 1 X 2 nd LOUNGE WITH BALCONY 1 X STUDY ROOM; 1 X BATHROOM AND TOILET; 1 X PASSAGE; 1 X POOL AND BRAAI AREA

OUTBUILDING: 1 X COTTAGE WITH BATHROOM

BOUNDARY: PRECAST ON THE BACK AND 1 SIDE; STEEL WALL ON THE FRONT

Kindly note that the description of the immovable property is not guaranteed to be correct.

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 are available 24 hours before the auction at the offices of Sheriff Ladysmith, at 10 Hunter Road, Ladysmith, 3370; 3. The sale is subject to a reserve price of R1 030 000.00; 4. The sale is conducted in accordance with the Consumer Protection Act 68 of 2008 as Amended, in pursuance of an order granted against the Execution Debtor for money owing to the Execution Creditor and obtained in the above court; 5. Registration as a buyer is a pre-requisite, subject to specific conditions, inter alia: a) In accordance to the Consumer Protection Act 68 of 2008 (<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); 6. The sale will be conducted by the Sheriff Ladysmith, Mr. R. Rajkumar or his Deputy; 7. 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); 8. Special Conditions of Sale available for viewing at the Sheriff's Office, 10 Hunter Road, Ladysmith, 3370 during office hours or www.sheremp.co.za; (under legal); 9. The purchaser shall pay to the Sheriff a deposit of 10 percent of the purchase price in cash or by bank guaranteed cheque on the date of sale; 10. 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 attorney and shall be furnished to the Sheriff within 21 days after the sale; 11. The property may be taken possession of after the signature of the conditions of sale, payment of the deposit and upon balance of the purchase price being secured in terms of condition 9; 12. Should the purchaser receive possession of the property, the purchaser shall be liable for the occupational rent at the rate of 1% of the purchase price per month from date of possession to date of transfer; 13. Advertising cost at current publication rates and sale cost according to court rules, apply; 14. Strict

Covid 19 rules apply in all sales. We have the right to disallow persons that do not adhere to regulations.

Dated at DURBAN, 11 APRIL 2024.

Attorneys for Plaintiff(s): PILLAY COHEN ATTORNEYS INC., 78 PROBLEM MKHIZE ROAD, MORNINGSIDESIDE, DURBAN, 4001. Tel: (031) 207 6877. Fax: -. Ref: L Pillay/tm/ITH051/22. -.

IN THE HIGH COURT OF SOUTH AFRICA
(KWAZULU-NATAL LOCAL DIVISION, DURBAN)

Case No: D10723/2021
Docex: 031-3122411

In the matter between: NEDBANK LIMITED, PLAINTIFF and ZAMAGATSHENI WELILE NDLOVU, DEFENDANT

NOTICE OF SALE IN EXECUTION

22 MAY 2024, 10:00, Sheriff's Office of Pinetown, 18 Suzuka Road, Westmead, Pinetown

The immovable property as described below (hereinafter referred to as the "property") will be put up for auction on 22 MAY 2024 at 10h00 at THE SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN and is subject to a court reserve price of R1 900 000.00, consisting of:

Description:

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

(a) Section No. 2 as shown and more fully described on Sectional Plan No. SS358/2007, ("the sectional plan") in the scheme known as OLD MAIN MEWS in respect of the land and building or buildings situate at COWIES HILL, IN THE ETHEKWINI MUNICIPALITY, of which section the floor area, according to the said Sectional Plan is 277 (TWO HUNDRED SEVENTY SEVEN) square metres in extent; and ("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 NUMBER ST 3684/2013.

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

Physical Address: UNIT 2 OLD MAIN MEWS, 822A OLD MAIN ROAD (JOSIAH GUMEDE ROAD) COWIES HILL, PINETOWN

Magisterial District of Pinetown

IMPROVEMENTS: The property is a single storey dwelling consisting of a tiled roof with block brick walls, a double garage, the main house is tiled with 3 bedrooms, built-in-cupboards, 2 en-suites, 1 full bathroom with a toilet, sink and bath, 2 lounges, 1 dining room, 1 kitchen with built-in-cupboards.

The outbuilding has 1 room, a shower and toilet, the property is fenced with a swimming pool, the outside area is tiled with a built-in braai

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 shall lie for inspection at the Office of the Sheriff for Pinetown, 18 Suzuka Road, Westmead, Pinetown, for 15 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 Rules of this auction and full advertisement is available 24 hours before auction at the Pinetown Sheriff's Office, 18 Suzuka Road, Westmead, Pinetown.
 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 R15 000.00 in cash.
 6. Registration conditions.
 7. The office of the Sheriff for Pinetown will conduct the sale with auctioneers N B Nxumalo and/or Mrs S Raghoo.
 8. Advertising costs at current publication rates and sale costs according to court rules apply.
- Ramdass & Associates, 308-310 Problem Mkhize Road, Berea, Durban, Tel : 031-3122411 (Ref : Mr D J Stilwell/vs)

Dated at Durban, 05 APRIL 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: 51697/2021
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
MPUMELELO ELVIS ZULU, First Defendant and GADIHELE DORCAS ZULU, Second Defendant**

NOTICE OF SALE IN EXECUTION

30 MAY 2024, 12:00, UNIT ½ ELATION HOUSE, 350/352 STAMFORDHILL ROAD, MORNINGSID, DURBAN

In pursuance of a judgment dated 17 July 2023 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 30 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.

Erf 2513 Kingsburgh Extension 15 Township, Registration Division E.T., Province of Kwazulu-Natal, In the eThekweni Municipality, measuring 1404m² (One Thousand Four Hundred and Four) Square Metres, Held by Deed of Transfer Number: T19/28776 and situated at 47 Berrio Avenue, Illovo Glen, Kingsburg Ext 15 Township, Kwazulu-Natal in the eThekweni Magisterial District.

IMPROVEMENTS OF PROPERTY: SINGLE STOREY HOUSE WITH BRICK WALLS AND TILED ROOF, CONSISTING OF: 3 X BEDROOMS WITH BIC, 1 X KITCHEN WITH BIC, 1 X BATHROOM WITH BATH AND BASIN, 1 X TOILET and 1 X OUTSIDE TOILET. BOUNDARY FENCED WITH WIRE MESH AND CONCRETE. 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, 03 MAY 2024.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Tel: 0415027232. Fax: 0415852239. Ref: Reatile Semane. STA269/0832.

AUCTION**Case No: D11350/2022
DOCEX 27**IN THE HIGH COURT OF SOUTH AFRICA
(KwaZulu-Natal Local Division, Durban)**In the matter between: Changing Tides 17 (PTY) LTD N.O., Registration Number 2001/009766/07, Plaintiff and Bongive Ndlovu, Identity Number 941013 0736 08 7, Defendant**

NOTICE OF SALE IN EXECUTION

31 MAY 2024, 10:00, the office of the Sheriff Inanda 1, Higher & Lower Courts, Unit 3, 1 Court Lane Verulam,

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court in terms of which the following property will be sold in execution on 31 May 2024 at 10:00 at the office of the Sheriff Inanda 1, Higher & Lower Courts, Unit 3, 1 Court Lane Verulam, to the highest bidder subject to a reserve price of R600 000.00:

ERF 316 KWAMASHU D, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 260 (Two Hundred and Sixty) SQUARE METRES, HELD BY DEED OF GRANT TG833/1980KZ SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED

PHYSICAL ADDRESS: 4 AMANDAWE ROAD, KWAMASHU D, KWA-MASHU - Magisterial District Verulam
ZONING : RESIDENTIAL (NOTHING GUARANTEED)

IMPROVEMENTS:

The following information is furnished but not guaranteed:

A SINGLE STOREY STREET LEVEL, PLASTERED WALL AND ASBESTOS ROOF DWELLING CONSISTING OF: MAIN BUILDING : TILED FLOOR, 2 BEDROOMS, LOUNGE, DINING ROOM, KITCHEN WITH BUILT IN CUPBOARDS , BATHROOM (1 TOILET INSIDE THE HOUSE AND CLOSET) : OTHER: SEPARATE TOILET AND SHOWER, SINGLE GARAGE, FENCED, CONCRETE YARD & WENDY HOUSE

(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 electronic fund transfer on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within Twenty One (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable. The rules of this auction and a full advertisement is available 24hours before the auction at the office of the Sheriff Inanda 1, Higher & Lower Courts, Unit 3, 1 Court Lane Verulam. The office of the Sheriff Inanda 1, Higher & Lower Courts, Unit 3, 1 Court Lane Verulam will conduct the sale with auctioneer, Mr T A Tembe. 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.

The full Conditions can be inspected at the office of the Sheriff Inanda 1, Higher & Lower Courts, Unit 3, 1 Court Lane Verulam.

Dated at Umhlanga, 05 APRIL 2024.

Attorneys for Plaintiff(s): Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Tel: 031-5705600. Fax: 031 570 5796. Ref: sou27/4386. T MTHEMBU / R BARNARD.

AUCTIONIN THE HIGH COURT OF SOUTH AFRICA
(KWAZULU-NATAL LOCAL DIVISION: DURBAN)**Case No: D4973/2021**

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration No: 2006/021576/07), EXECUTION CREDITOR/PLAINTIFF and DEVANATHAN NAIDOO (Identity Number: 830205 5104 089), 1st EXECUTION DEBTOR/RESPONDENT and DANISHA NAIDOO (Identity Number: 870301 0091 081), 2nd EXECUTION DEBTOR/RESPONDENT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2024, 10:00, SHERIFF PINETOWN at 18 SUZUKA ROAD, WESTMEAD, PINETOWN

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 30th day of MARCH 2022 in terms of which the following property will be sold in execution on 22nd day of MAY 2024 at 10:00 by the SHERIFF PINETOWN at 18 SUZUKA ROAD, WESTMEAD, PINETOWN to the highest bidder with reserve of R1 158 873: REMAINDER OF PORTION 3 OF ERF 187 QUEENSBURGH, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1040 (ONE THOUSAND AND FORTY) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T15133/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property") Also known as 19 PIONEER CRESCENT, QUEENSBURGH Domicilium Address: 90 MIDDLETON ROAD, QUEENSBURGH ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) MAGISTERIAL DISTRICT PINETOWN The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DINING ROOM, KITCHEN, 3X BEDROOMS, 2X BATHROOMS, 2X GARAGES (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash 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. Take further note that: 1. This is a sale in execution pursuant to a judgment obtained in the above Court. 2. The rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for PINETOWN, 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 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 conditions shall lie for inspection at the office of the Sheriff Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior to the date of sale. The office of the Sheriff Pinetown will conduct the sale with auctioneers N.B Nxumalo and/or Mrs S Raghoo. Advertising costs at current publication rates and sale costs according to Court rules.

Dated at SANDTON, 09 APRIL 2024.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Fax: -. Ref: THE1797/0282. -.

AUCTION

Case No: D6571/2022

IN THE HIGH COURT OF SOUTH AFRICA

(IN THE HIGH COURT OF SOUTH AFRICA KWAZULU-NATAL LOCAL DIVISION, DURBAN)

In the matter between: ITHALA SOC LIMITED (REGISTRATION NUMBER: 2001/007427/06) - EXECUTION CREDITOR and MZAMENI RICHARD SIKHOSANA - (IDENTITY NUMBER - 740401 5436 08 9) - FIRST EXECUTION DEBTOR, PATIENCE LEHLOHONOLO SIKHOSANA - (IDENTITY NUMBER - 810409 0687 08 0) - SECOND EXECUTION DEBTOR AND ETHEKWINI MUNICIPALITY - THIRD EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION

30 MAY 2024, 12:00, THE SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE 350/352 STAMFORD HILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN

IN PURSUANCE of an Order in the above Honourable Court on 14 th September 2023 and the Warrant of Execution dated 13 th December 2023, the immovable property listed hereunder will be sold in execution by Public Auction on 30 th MAY 2024 at 12h00 at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN, to the highest bidder subject to a reserve price.

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 registering on SHERIFF DURBAN NORTH/ACTIONING SHERIFF DURBAN SOUTH profile on www.onlineauctions.africa (in accordance with the Consumer Protection Act 68 of 2008 as amended).

The sale is for CASH OR BY WAY OF ELECTRONIC TRANSFER ONLY and the property is sold VOETSTOOTS.

PROPERTY: - ERF 1121 COEDMORE (EXTENSION NO.01), REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL

IN EXTENT 2 990 (TWO THOUSAND NINE HUNDRED AND NINETY) SQUARE METRES

HELD BY DEED OF TRANSFER NO: T 28210/2010

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

PHYSICAL ADDRESS: 36 HONEYSUCKER AVENUE, YELLOWWOOD PARK, DURBAN, KWAZULU-NATAL

ZONING: GENERAL RESIDENTIAL

IMPROVEMENTS:

The following information is furnished but not guaranteed: -

MAIN BUILDING: FREESTANDING WITH BRICK WALLS UNDER TILED ROOF DWELLING WITH TILED FLOORS AND ROOMS WITH WOODEN FLOORS CONSISTING OF: 1 X LOUNGE, 1 X DINNING ROOM, 3 X BEDROOMS FITTED WITH BUILT INS, 1 X FULLY FITTED KITCHEN, 1 X BATHROOM, 2 X TOILETS, 1 X ENSUITE, RECEPTION AREA OR SUNROOM AND VERANDA

OUT BUILDING: SINGLE STOREY FREESTANDING WITH BRICK WALLS UNDER TILED ROOF DWELLING WITH TILED FLOORS CONSISTING OF: 1 X BEDROOM, BATHROOM AND TOILET COMBINED

OTHER INFORMATION: BOUNDARY: FENCED WITH WIRE MESH

OTHER: DRIVEWAY WITH TAR PAVING, 2 X CARPORTS, 1 X GARAGE, 2 X SHED STOREROOM, SWIMMING POOL

ADDITIONAL INFORMATION: AUTOMATIC GATE, HOUSE FITTED WITH ALARM SYSTEM, BEAMS AND WINDOWS AND DOORS FITTED WITH BURGLAR GUARDS (STEEL), BEDROOMS FITTED WITH AIR CONDITIONERS AND FANS, HEATED FLOORS - LOUNGE, ONE BATHROOM WITH EXTRACTOR

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

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 conditions of sale may be inspected at the Sheriff's Office at UNIT 1/2 ELATION HOUSE 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN, 24 hours prior to the auction; 3. The sale is conducted in accordance with the Consumer Protection Act 68 of 2008 as Amended, in pursuance of an order granted against the Execution Debtor for money owing to the Execution Creditor; 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 (<http://www.info.gov.za/view/downloadfileAction?id=99961>); 5. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance; 6. The sale will be conducted by the Acting Sheriff, Allan Murugan, or his Deputy; 7. 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; 8. 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; 9. The purchaser shall pay to the Sheriff a deposit of 10 percent of the purchase price in cash or by EFT on the date of sale; 10. 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; 11. The property may be taken possession of after the signature of the conditions of sale, payment of the deposit and upon balance of the purchase price being secured in terms of condition 9 and 10; 12. Should the purchaser receive possession of the property, the purchaser shall be liable for the occupational rent at the rate of 1% of the purchase price per month from date of possession to date of transfer; 13. Advertising cost at current publication rates and sale cost according to court rules, apply.

Dated at DURBAN, 11 APRIL 2024.

Attorneys for Plaintiff(s): PILLAY COHEN ATTORNEYS INC., 78 PROBLEM MKHIZE ROAD, MORNINGSIDE, DURBAN, 4001. Tel: (031) 207 6877. Fax: -. Ref: L.Pillay/tm/ITH033/22. -.

LIMPOPO

AUCTION

**Case No: 6366/2019
DOCEX 178, PRETORIA**

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

**IN THE MATTER BETWEEN: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and
PETER HILTON SMITH, Defendant**

NOTICE OF SALE IN EXECUTION

29 MAY 2024, 10:00, THE SHERIFF'S OFFICE, BELA-BELA: 78 BECKETT STREET, BELA-BELA

In pursuance of a judgment granted by this Honourable Court on 2 DECEMBER 2021, a Warrant of Execution issued on 10 FEBRUARY 2022, and an Order in terms of Rule 46A(9)(c) granted on 23 MAY 2023, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R350 000.00, by the Sheriff of the High Court BELA-BELA, to the highest bidder.

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

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

PORTION 71 OF THE FARM VERLOREN 787

REGISTRATION DIVISION K.R., LIMPOPO PROVINCE

IN EXTENT: 2500 (TWO THOUSAND FIVE HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER T10725/2009PTA

SUBJECT TO THE CONDITIONS STATED THEREIN AND SPECIALLY SUBJECT TO THE RESERVATION OF MINERAL RIGHTS AND FURTHER SPECIALLY SUBJECT TO THE CONDITIONS OF THE VERLOREN LIFESTYLE ESTATE HOME OWNERS ASSOCIATION AS WILL MORE FULLY APPEARS FROM THE SAID DEED

(also known as: STAND 787 (PORTION 71) VERLOREN KR, BELA-BELA, LIMPOPO)

MAGISTERIAL DISTRICT: BELA-BELA

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

VACANT LAND

Dated at PRETORIA, 21 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: G11172/DBS/N FOORD/CEM. -.

AUCTION

**Case No: 40990/2019
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 RHULANI YVONNE MUKANSI N.O., IN HER CAPACITY AS TRUSTEE FOR THE TIME BEING OF THE VUYI BUSINESS TRUST IT12521/2005 - FIRST JUDGMENT DEBTOR AND RHULANI YVONNE MUKANSI (IDENTITY NUMBER: 671123 0250 08 2) - SECOND JUDGMENT DEBTOR AND HLEKANI DUDU MUKANSI (IDENTITY NUMBER: 670919 5551 08 0) - THIRD JUDGMENT DEBTOR

NOTICE OF SALE IN EXECUTION

22 MAY 2024, 10:00, 66 PLATINUM STREET, LADINE, POLOKWANE

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 666 000.00, will be held by the Sheriff POLOKWANE, at 66 PLATINUM STREET, LADINE, POLOKWANE on WEDNESDAY the 22 TH MAY 2024 at 10H00 of the undermentioned property of the Judgment Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff POLOKWANE, 24 hours prior to the auction: ERF 1167 SITUATED IN THE TOWNSHIP PIETERSBURG EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION L.S., LIMPOPO PROVINCE, MEASURING 1824 (ONE THOUSAND EIGHT HUNDRED AND TWENTY- FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER T137333/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS. MAGISTERIAL DISTRICT: POLOKWANE. ALSO KNOWN AS: 88 KLEINBERG STREET, MÔREGLOED, POLOKWANE, LIMPOPO PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: A Single Freestanding house with brick wall, corrugated iron roof and tile floors. Main Building: 1x Lounge, 1x Dining room,

4x Bedrooms, 1x Kitchen, 1x Laundry, 3x Bathrooms, 1x Shower, 3x Toilets. Out Building: 2x Bedrooms, 1x Bathroom, 3x Store rooms, 2x Garages. Other Information: Fenced: Palisade, swimming pool, paving and Lapa. ZONING: RESIDENTIAL. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia:(a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) All bidders are required to pay R15,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card; (d) Registration Conditions; (e) Registration form to be completed before the Auction; (f) The auction will be conducted by the Sheriff A.T. RALEHLAKA, or her Deputy; (g) Advertising costs at current publication rates and taxes and sale costs according to court rules, apply. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at THE SHERIFF POLOKWANE, at 66 PLATINUM STREET, LADINE, POLOKWANE. TELEPHONE NUMBER: (015) 293-0762.

Dated at PRETORIA, 02 MAY 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 / DH36458. -.

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA
(Limpopo Division, Polokwane)

Case No: 6533/2019

In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Rushtail 53 (Pty)Ltd, First Judgment Debtor and Etienne De Villiers (surety), Second Judgment Debtor

NOTICE OF SALE IN EXECUTION

24 MAY 2024, 11:00, 120A Ruiters Road, Mokopane

A Sale In Execution of the undermentioned property is to be held by the Sheriff Mokopane at the Sheriff's Offices, 120A Ruiters Road, Mokopane on Friday, 24 May 2024 at 11h00. Full conditions of sale can be inspected at the offices of the Sheriff Mokopane, 120A Ruiters Road, Mokopane, 0600 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 306 of the Farm Legend 788 Registration Division: KR Limpopo Province Measuring: 3 623 square metres Deed of Transfer: T35761/2008 Also known as: 306 Legend Golf and Safari Resort, Farm Legend Magisterial District: Mogalakwena Improvements: Vacant Land. Zoned residential/agricultural. Take further notice that: 1. This sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as Amended, in pursuant of an order granted against the Defendant for money owing to the Plaintiff. 2. The purchaser shall pay auctioneer's commission subject to: a) 6% on the first R 100 000.00 b) 3.5% on R 100 000.00 to R 400 000.00 c) 1.5% on the balance of the proceeds of the sale subject to: A maximum commission of R 40 000.00 plus VAT - and a minimum commission of R 3 000.00 plus VAT. 3. A deposit of 10% of purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 3. 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of sale to date of transfer. 6. The rules of the auction and conditions are available 24 hours prior to the auction at the offices of the Sheriff Mokopane, 120A Ruiters Road, Mokopane. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. Registration conditions The auction will be conducted by the Sheriff, Mr N.S.

Maremane, or his appointed deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 30 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/F6129. -.

MPUMALANGA

AUCTION

Case No: 2051/2021

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

In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR, and MTHABISI MPOFU - EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

29 MAY 2024, 10:00, The Sheriff's Office, 25 PRINGLE STREET, SECUNDA

DESCRIPTION:

ERF 4334, SECUNDA, EXTENTION 9, WITBANK TOWNSHIP / REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA / MEASURING 1089 (ONE THOUSAND AND EIGHTY NINE) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T3460/2017 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property")

The physical address is: 6 BOSTON STREET, SECUNDA.

Main dwelling - residential home: 1 X lounge / 1 X dining room / 1 X kitchen / 3 X bedrooms / 1 X bathroom / 1 X SHOWER / 2 X wc / 1 X out garage / 1 X carport / 1 X servant room / 1 X enclosed braai area / 1 X wc. Nothing in this regard is guaranteed. / 1. The sale shall be subject to a reserve price in the amount of R1 000 000.00. / 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, 25 PRINGLE STREET, SECUNDA. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadfileAction?id=99961>) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at NELSPRUIT, 21 FEBRUARY 2024.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Tel: 013 752 4459. Fax: 013 755 3897. Ref: C VAN WYK / FM0336. -.

AUCTION

**Case No: 153/2023
97, Pretoria**

IN THE HIGH COURT OF SOUTH AFRICA
(Mpumalanga Division, Middelburg (Local Seat))

In the matter between: ABSA Bank, Execution Creditor and JOHANNES NICOLAAS VAN ZYL MARE, ID: 800801 5170 08 2, Judgment Debtor

NOTICE OF SALE IN EXECUTION

30 MAY 2024, 10:00, Sheriff Ermelo/Breyten, 9 Jan van Riebeeck Street, Ermelo

A sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, and further pursuant to an order granted by the above Honourable Court against the Judgment Debtor on 14 April 2023 in the above action. A sale in execution with a reserve price of R950 000.00 will be held by the Sheriff of the High Court, Ermelo/Breyten on THURSDAY, 30 MAY 2024, at 10H00 at 9 Jan van Riebeeck Street, Ermelo, Mpumalanga Province of the undermentioned property of the Judgment Debtor to the highest bidder, on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection and rules of auction will be available 24 hours prior to the sale at the Sheriff's Office, No 9 Jan van Riebeeck Street, Ermelo, Mpumalanga Province.

Erf 1670 Ermelo Extension 9 Township, Registration Division I.T., Mpumalanga Province
Street Address: 71 Camden Street, Ermelo X9

Measuring: 1 841 (one thousand eight hundred and forty-one) square meters and held by the Judgment Debtor in Terms of Deed of Transfer No. T11559/2014.

The property is zoned as: Residential

Improvements are: 3 Bedrooms, 2 Bathrooms, Kitchen, Lounge, Dining Room, Single Garage and double carport.

No warranties regarding description, extent or improvements are given.

In terms of Regulation 26 of the Consumer Protection Act 68 of 2008 potential bidders must register in the bidder's record with the sheriff, prior to the sale, which registration must meet the requirements of the regulations in terms of the Financial Intelligence Centre Act, 38 of 2001. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

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

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

Dated at Pretoria, 11 APRIL 2024.

Attorneys for Plaintiff(s): VZLR Attorneys, Monument Office Park, 71 Steenbok Avenue, 1st Floor, Block 3, Monumentpark. Tel: (012) 435 9444. Fax: (012) 435 9555. Ref: MAT167413/E NIEMAND/ME. -.

AUCTION

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

Case No: 3640/2022

In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Mbongwa Mduduzi Mahlangu, First Judgment Debtor and Nomfundo Fortunate Mahlangu, Second Judgment Debtor

NOTICE OF SALE IN EXECUTION

22 MAY 2024, 09:00, 99 Jacaranda Street, West Acres, Mbombela

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Mbombela (Nelspruit), at the Sheriff's Office, 99 Jacaranda Street, West Acres, Mbombela on Wednesday, 22 May 2024 at 09h00. Full conditions of sale can be inspected at the offices of the Sheriff Mbombela, 99 Jacaranda Street, Mbombela, who can be contacted on (013)741-6500, 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 3530 Nelspruit Ext 35 Township Registration Division: J.U, Mpumalanga Province Measuring: 1 557 square metres Deed of Transfer: T9582/2015 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF SHANDON ECO RESERVE NPC REGISTRATION NUMBER 2006/003112/08 Also known as: 3530 alternatively 5 Blue Swallow Street, Shandon Eco Estate, Nelspruit Ext 35. Magisterial District: Mbombela Improvements: VACANT LAND. 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 action is

available 24 hours prior to the auction at the office of the Sheriff Mbombela/Nelspruit, 99 Jacaranda Street, West Acres, Mbombela. 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 registration fee - R 10 000.00 cash - refundable after sale, if not buying iv. Registration conditions The office of the Sheriff Mbombela will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 30 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/F6935. -.

AUCTION

Case No: 327/2017
Docex: 97, Pretoria

IN THE HIGH COURT OF SOUTH AFRICA
(Mpumalanga Division, Middelburg (Local Seat))

In the matter between: ABSA Bank, Execution Creditor and ISAAC SWABISILE GAMA, ID: 760924 5875 08 4, Judgment Debtor

NOTICE OF SALE IN EXECUTION

30 MAY 2024, 10:00, Sheriff Ermelo/Breyten in front of Magistrates Court at 20 Jan van Riebeeck Street, Ermelo

A sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, and further pursuant to orders granted by the above Honourable Court against the Judgment Debtor on 7 February 2022, 16 January 2023 and 17 November 2023 in the above action. A sale in execution with a reserve price of R650 000.00 will be held by the Acting Sheriff of the High Court, Ermelo/Breyten on THURSDAY, 30 MAY 2024, at 10H00 in front of the Magistrates Court at 20 Jan van Riebeeck Street, Ermelo, Mpumalanga Province of the undermentioned property of the Judgment Debtor to the highest bidder, on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection and rules of auction will be available 24 hours prior to the sale at the Sheriff's Office, 9 Jan van Riebeeck Street, Ermelo, Mpumalanga Province.

Remaining Extent of Erf 327 Ermelo Township, Registration Division I.T., Mpumalanga Province
Street Address: 46 Ennis Street, Ermelo

Measuring: 813 (eight hundred and thirteen) square meters and held by the Judgment Debtor in Terms of Deed of Transfer No. T9156/2015.

The property is zoned as: Residential

Improvements are: 3 Bedrooms, 1 ½ Bathroom, Kitchen, Lounge, Dining Room and Garage.

No warranties regarding description, extent or improvements are given.

In terms of Regulation 26 of the Consumer Protection Act 68 of 2008 potential bidders must register in the bidder's record with the sheriff, prior to the sale, which registration must meet the requirements of the regulations in terms of the Financial Intelligence Centre Act, 38 of 2001. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

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

R15 000.00 (refundable) registration fee payable prior to the commencement of the auction in order to obtain a buyer's card.

Prospective buyers must present to the Sheriff the following certified documents:

1. Copy of identity document;
2. Copy of proof of residence.

Sheriff's charges, payable on the day of the sale, to be calculated as follows: 6% on the first One Hundred Thousand Rand (R100 000.00), 3.5% on One Hundred and One Thousand Rand (R100 001.00) to Four Hundred Thousand Rand (R400 000.00) and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of Forty Thousand Rand (R40 000.00) plus VAT in total and a minimum of Three Thousand Rand (R3 000.00) plus VAT.

Dated at Pretoria, 12 APRIL 2024.

Attorneys for Plaintiff(s): VZLR Attorneys, Monument Office Park, 71 Steenbok Avenue, 1st Floor, Block 3, Monumentpark. Tel: (012) 435 9444. Fax: (012) 435 9555. Ref: MAT159396/E NIEMAND/ME. -.

AUCTION**Case No: 4413/2022**IN THE HIGH COURT OF SOUTH AFRICA
(MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT))**In the Matter between NEDBANK LIMITED, PLAINTIFF, Plaintiff and TOKOLOGO ELIAS
MALEBO, IDENTITY NUMBER: 820826 6129 08 0, DEFENDANT**

NOTICE OF SALE IN EXECUTION

29 MAY 2024, 10:00, 74 SADC STREET, MIDDELBURG

The Sale in execution conducted in accordance with the consumer protection act 68 of 2008 (as amended) pursuant to a judgment obtained in the High Court under case number 4413/2022 dated the 20 March 2023 and writ of attachment be sold to the highest bidder with a reserve of R650 000.00 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, MIDDELBURG 74 SADC STREET, MIDDELBURG ON 29 MAY 2024 AT 10:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, MIDDELBURG, 74 SADC STREET, MIDDELBURG 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 10835 Middelburg Extension 30 Township, Registration Division J.s., Province of Mpumalanga, Measuring 500 (five hundred) Square Metres, held by Deed of Transfer no. T8542/2020, Subject to the conditions therein contained as more especially subject to the conditions imposed in favour of Ferox Park Home Owner's Association Registration number 2006/015660/08 also known as: 40 Angelica Crescent, Middelburg Improvements: 3 Bedrooms, 2 Bathrooms, Open Plan Kitchen and Lounge, Double Garage

Dated at PRETORIA, 15 APRIL 2024.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, C/O HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA, C/O OFFICE 8, 149 COWEN NTULI STREET, MIDDELBURG. Tel: 0123254185. Fax: 0123255420. Ref: MAJOTHI/IDB/GT13278. -.

AUCTION**Case No: 2143/2017**IN THE HIGH COURT OF SOUTH AFRICA
(MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT))**In the matter between: ABSA BANK LIMITED, Plaintiff and ROELOF PETRUS RETIEF N.O. IN
HIS CAPACITY AS TRUSTEE OF THE BOOKSHELF PROPERTY TRUST REGISTRATION NUMBER:
IT6108/2006, Defendant**

NOTICE OF SALE IN EXECUTION

29 MAY 2024, 10:00, 74 SADC STREET, MIDDELBURG, MPUMALANGA

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Mpumalanga Division, Middelburg (Local Seat), in the above action, a sale as a unit with a reserve price of R100 000.00 will be held by the SHERIFF MIDDELBURG AT THE SHERIFF'S OFFICE, 74 SADC STREET, MIDDELBURG, MPUMALANGA on the 29 th day of May 2024 at 10:00 of the under mentioned immovable property of the Bookshelf Property Trust, which immovable property falls within the Magisterial district of STEVE TSHWETE 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 74 SADC STREET, MIDDELBURG, MPUMALANGA.

BEING:

UNIT CONSISTING OF -

a) SECTION NO 3 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS275/2007 IN THE SCHEME KNOWN AS FALCON GLEN IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 212 KOMATI TOWNSHIP, LOCAL AUTHORITY: STEVE TSHWETE 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 BY DEED OF TRANSFER NO. ST38645/2007

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND REFERRED TO;
PHYSICAL ADDRESS: 3 FALCON GLEN, C/O EGRET & KIWIT STREET, KOMATI, MIDDELBURG, MPUMALANGA.

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

A SECTIONAL TITLE UNIT CONSISTING OF (NOT GUARANTEED)
3X BEDROOMS (BUILT IN CUPBOARD AND CARPET), 2X BATHROOMS, 1X KITCHEN, 1X LOUNGE/
DINING ROOM, 1X GARAGE, TILED ROOF

FENCING: PALISADES

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, 08 APRIL 2024.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Tel: (012) 361-5001. Fax: (012) 361-6311. Ref: BONETTE TENNER / AHL1788. -.

NORTH WEST / NOORDWES

Case No: 963/2023

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

In the matter between: Firstrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff, and DEWALD PHILIPPUS RUDOLPH BOTHA with identity number 940817 5792 08 0, Defendant

NOTICE OF SALE IN EXECUTION

31 MAY 2024, 10:00, SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN

Sale in execution to be held on the 31st of May 2024 @ 10h00 by the Sheriff Klerksdorp at Shop No 8 Civic Centre, Somerset Avenue, Stilfontein

ERF 1832 FLAMWOOD EXTENSION 21 TOWNSHIP,
REGISTRATION DIVISION I.P., PROVINCE OF NORTH WEST
MEASURING 419 square metres

Held by Deed of Transfer T45915/2019

Situate at: 47 Ponta Toscana Street, Flamwood Ext 21, Klerksdorp

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Lounge, 1 x Family Room, 1 x Study, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom, 1 x Shower, 1 x WC, 1 x Carport and 1 x Laundry.

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

The Auction will be conducted by the Sheriff, and / or her/his Deputy to the highest bidder without a reserve price.

Conditions of sale can be inspected at The Offices of the sheriff, Shop No 8 Civic Centre, Somerset Avenue, Stilfontein 24 hours prior to the auction.

Dated at Pretoria, 02 APRIL 2024.

Attorneys for Plaintiff(s): Friedland Hart Solomon Nicolson, Monument Office Park, Block 4, 3rd Floor, 79 Steenbok Avenue, Monumentpark, Pretoria. Tel: (012)424-0200. Fax: -. Ref: MR GROBLER/Elizma/B3174. -.

NORTHERN CAPE

AUCTION

**Case No: 14/2022
DOCEX 3, BLOEMFONTEIN**

IN THE HIGH COURT OF SOUTH AFRICA
(NORTHERN CAPE HIGH COURT, KIMBERLEY)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and
VIVIAN PAUL VRIES (ID NUMBER: 730301 5057 087), and GERTRUIDA VRIES (ID NUMBER:
740901 0301 089), Defendants**

NOTICE OF SALE IN EXECUTION

30 MAY 2024, 10:00, 8 ANEMONE ROAD, BLYDEVILLE, WELKOM

In pursuance of a judgment of the above Honourable Court dated 30 June 2022 and a Writ for Execution, the following property will be sold in execution on THURSDAY the 30 May 2024 at 10:00 at before the Sheriff of UPINGTON held at 8 ANEMONE ROAD, BLYDEVILLE, WELKOM.

CERTAIN: ERF 6304 UPINGTON, GELEE IN DIE MUNISIPALITEIT //KHARA HAIS, AFDELING GORDONIA, PROVINSIE NOORD-KAAP

IN EXTENT : 334 (DRIE HONDERD VIER EN DERTIG) VIERKANTE METER

HELD BY : DEED OF TRANSFER NO T1622/2012

SUBJECT TO : DIE VOORWAARDES DAARIN VERMELD

ALSO KNOWN AS: 49 DAFFODIL STREET, PROGRESS, UPINGTON

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 3X BEDROOMS, 2X BATHROOMS, 1X GARAGE (NOT GUARANTEED)

The Purchaser shall pay VAT and a deposit of 10% of the purchase price in cash on the day of the sale, the balance against transfer, to be secured by a bank or building society guarantee, to be approved by the Plaintiff's attorney, to be furnished to the said Sheriff within fourteen (14) days after the date of the Sale.

The conditions of sale will lie open for inspection during business hours at the Offices of the Sheriff for the High Court, UPINGTON.

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 UPINGTON, 8 ANEMONE ROAD, BLYDEVILLE, UPINGTON.

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 HIGH COURT, UPINGTON (MAGDA MOORCROFT) will conduct the sale.

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

Dated at BLOEMFONTEIN, 16 FEBRUARY 2024.

Attorneys for Plaintiff(s): McINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Tel: 0515050200. Fax: 0862184922. Ref: NV1374. -.

AUCTION

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

Case No: 436/2020

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff and FRANCOIS BRONKHORST (Identity Number: 700823 5192 08 1), First Defendant and ULANDA BRONKHORST (Identity Number: 740121 0066 08 3), Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

28 MAY 2024, 11:00, SHERIFF KIMBERLEY, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (NORTHERN CAPE DIVISION) in the abovementioned suit, a sale with reserve in the amount of R2,100,000.00 will be held at SHERIFF KIMBERLEY, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY on 28 MAY 2024 at 11H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF KIMBERLEY, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY prior to the sale. ERF 545 KIMBERLEY SITUATE WITHIN THE SOL PLAATJE MUNICIPALITY DISTRICT OF KIMBERLEY PROVINCE NORTHERN CAPE MEASURING 920 (NINE HUNDRED AND TWENTY) SQUARE METRES HELD BY DEED OF TRANSFER NO. T2921/2015; also known as 2 MILNER STREET, KIMBERLEY 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, 4 BEDROOMS AND 2 BATHROOM. FLATLET: 2 BEDROOMS, BATHROOM 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 KIMBERLEY, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY. 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-Requirement 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 KIMBERLEY, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY. C/O ENGELSMAN, MAGANA INC 80 DuToitspan Road Kimberly Tel:(053)8328134/5/6 Fax: (086) 616 4141 Docex 31 Kimberly

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: 18974.

AUCTION

**Case No: 262/2022
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 MAMPE EDNA GRACE LETSOSO, 1st Defendant and BRIAN VUYANI GXAVU, 2nd Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

28 MAY 2024, 10:00, SHERIFF'S OFFICE, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY, PROVINCE NORTHERN CAPE

In pursuance of a judgment of the above Honourable Court granted on 25 March 2022 and a Writ of Execution subsequently issued, the following property will be sold in execution on 28 May 2024 at 10:00 at the SHERIFF'S OFFICE, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY, PROVINCE NORTHERN CAPE

CERTAIN : ERF 23148 KIMBERLEY, SITUATE IN THE SOL PLAATJE MUNICIPALITY, DISTRICT KIMBERLEY, NORTHERN CAPE PROVINCE
ALSO KNOWN AS 12 DAVID HARRIS STREET, CASSANDRA, KIMBERLEY, NORTHERN CAPE PROVINCE
ZONED FOR RESIDENTIAL PURPOSES
MEASURING : IN EXTENT 948 (Nine Hundred and Forty Eight) SQUARE METRES
HELD : By Deed of Transfer T2702/2011

DESCRIPTION : A residential unit consisting of 3 BEDROOMS, 1 BATHROOM, 1 SEPARATE TOILET, 1 ENTRANCE HALL, 1 LOUNGE, 1 DINING ROOM, 1 LIVING ROOM, 1 KITCHEN, 1 LAUNDRY ROOM, AND 1 COVERED PATIO. A COTTAGE WITH 2 BEROOMS AND 1 BATHROOM 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, KIMBERLEY

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, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY, NORTHERN CAPE PROVINCE

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 HIGH COURT, KIMBERLEY will conduct the sale with auctioneer KMM MPE.

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

SIGNED at BLOEMFONTEIN on this 14 th day of March 2024.

Dated at Bloemfontein, 25 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/RLB529 E-mail: anri@mcintyre.co.za. 00000001.

AUCTION

Case No: 1504/2022

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 TEBOGO NICOLAS OAGENG (ID: 860127 5810 080), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**28 MAY 2024, 10:00, OFFICES OF SHERIFF KIMBERLEY, 2 BARRISTER STREET, KIMBERLEY
NORTH, KIMBERLEY**

Certain: ERF 41336 KIMBERLEY, SITUATE IN THE SOL PLAATJE MUNICIPALITY, DISTRICT OF KIMBERLEY, NORTHERN CAPE PROVINCE. IN EXTENT 546 (FIVE HUNDRED AND FORTY SIX) SQUARE METRES. HELD BY DEED OF TRANSFER NUMBER T30/2014. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. BETTER KNOWN AS 20 GRIEKOE'S STREET, ROODEPAN, KIMBERLEY, NORTHERN CAPE PROVINCE. THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF : LOUNGE, KITCHEN, 3X BEDROOMS, 1X BATHROOM, 1X GARAGE, 1X CARPORT (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots")
ADDITIONS: None. The conditions of sale will be read prior to the sale in execution by the Sheriff and may be inspected at the Sheriff Kimberley's Offices and/or at the Offices of the Attorney of plaintiff, Messrs SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, BLOEMFONTEIN. TAKE FURTHER NOTICE THAT: This is a sale in execution pursuant to a judgement obtained in the above Court; Rules of this auction is available 24 hours foregoing the sale at the Offices of the Sheriff Kimberley. 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, 29 APRIL 2024.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Tel: 051-5056600. Fax: 051-4304806. Ref: ROCHELLE BRINK. MMO1128.

WESTERN CAPE / WES-KAAP

AUCTION**Case No: 8634/2023
Docex 1 Tygerberg**IN THE HIGH COURT OF SOUTH AFRICA
(Western Cape Division, Cape Town)**In the matter between: FirstRand Bank Limited formerly known as First National Bank of Southern Africa Limited, Plaintiff and Ms ASHME SHARON ALEXANDER - FIRST DEFENDANT, and MR RYAN RICHARD JACOBS - SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**29 MAY 2024, 10:00, MITCHELLS PLAIN SOUTH SHERIFF'S OFFICE, 48 CHURCH WAY,
STRANDFONTEIN, MITCHELLS PLAIN**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 29th day of May 2024 at 10:00 at MITCHELLS PLAIN SOUTH SHERIFF'S OFFICE, 48 CHURCH WAY, STRANDFONTEIN, MITCHELLS PLAIN by the Sheriff of the High Court, to the highest bidder:ERF 51050 MITCHELLS PLAIN situate in the City of Cape Town, Cape Division, Province of the Western Cape, in extent: 190 SQUARE METRES, held by virtue of Deed of Transfer no. T12889/2011, Street address: 16 SECOND AVENUE, TAFELSIG, MITCHELLS PLAIN

The following additional information is furnished though in this respect nothing is guaranteed in the event of the information not being correct.

Improvements and location : A dwelling comprising: LOUNGE, KITCHEN, 2 X BEDROOMS, BATHROOM & W/C

Reserved price :The property will be sold subject to a reserve price of R280,000.00.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 21 days from the date of sale and payable simultaneously with registration of transfer.

Auctioneers charges: Payable by the Purchaser on the day of sale.

Conditions of sale: Same shall lie for inspection at the offices of the MITCHELL'S PLAIN SOUTH SHERIFF.

Dated at BELLVILLE, 20 MARCH 2024.

Attorneys for Plaintiff(s): MINDE SCHAPIRO & SMITH INC, Tyger Valley Office Park II, Bellville. Tel: 021-918 9009. Fax: 0866116156. Ref: H CROUS/SS/FIR73/4847. MINDE SCHAPIRO & SMITH INC.

AUCTION**Case No: 8634/2023
Docex 1 Tygerberg**IN THE HIGH COURT OF SOUTH AFRICA
(Western Cape Division, Cape Town)**In the matter between: FirstRand Bank Limited formerly known as First National Bank of Southern Africa Limited, Plaintiff and Ms ASHME SHARON ALEXANDER - FIRST DEFENDANT, and MR RYAN RICHARD JACOBS - SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**29 MAY 2024, 10:00, MITCHELLS PLAIN SOUTH SHERIFF'S OFFICE, 48 CHURCH WAY,
STRANDFONTEIN, MITCHELLS PLAIN**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 29th day of May 2024 at 10:00 at MITCHELLS PLAIN SOUTH SHERIFF'S OFFICE, 48 CHURCH WAY, STRANDFONTEIN, MITCHELLS PLAIN by the Sheriff of the High Court, to the highest bidder:ERF 51050 MITCHELLS PLAIN situate in the City of Cape Town, Cape Division, Province of the Western Cape, in extent: 190 SQUARE METRES, held by virtue of Deed of Transfer no. T12889/2011, Street address: 16 SECOND AVENUE, TAFELSIG, MITCHELLS PLAIN

The following additional information is furnished though in this respect nothing is guaranteed in the event of the information not being correct.

Improvements and location : A dwelling comprising: LOUNGE, KITCHEN, 2 X BEDROOMS, BATHROOM & W/C

Reserved price :The property will be sold subject to a reserve price of R280,000.00.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 21 days from the date of sale and payable simultaneously with registration of transfer.

Auctioneers charges: Payable by the Purchaser on the day of sale.

Conditions of sale: Same shall lie for inspection at the offices of the MITCHELL'S PLAIN SOUTH SHERIFF.

Dated at BELLVILLE, 20 MARCH 2024.

Attorneys for Plaintiff(s): MINDE SCHAPIRO & SMITH INC, Tyger Valley Office Park II, Bellville. Tel: 021-918 9009. Fax: 0866116156. Ref: H CROUS/SS/FIR73/4847. MINDE SCHAPIRO & SMITH INC.

AUCTION

Case No: 10100/2023

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

In the matter between: ABSA BANK LIMITED (Plaintiff), Plaintiff and JOSEPH WILLIAMS, Identity Number 660321 5211 08 2 (First Defendant); and GEORGINA JOAN WILLIAMS, Identity Number 730803 0055 08 1 (Second Defendant)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

30 MAY 2024, 11:00, AT THE SHERIFF'S OFFICE, UNIT B5, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER

1. Property: 1 Meiring Street, Ruyterwacht, Goodwood
2. Domicile: 1 Meiring Street, Ruyterwacht, Goodwood
3. Residential: 1 Meiring Street, Ruyterwacht, Goodwood

In execution of a judgment of the above honourable court dated 23 November 2023, the undermentioned immovable property will be sold in execution on THURSDAY, 30 MAY 2024 at 11:00 at the SHERIFF'S OFFICE, UNIT B5, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER subject to a reserve price of R1 069 000.00

ERF 4663 (PORTION OF ERF 3003) EPPING GARDEN VILLAGE , in the City of Cape Town, Division Cape, Western Cape Province;

In Extent : 518 square metres

Held by Deed of Transfer No T105174/2000

ALSO KNOWN AS: 1 MEIRING STREET, RUYTERWACHT, GOODWOOD

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 freestanding single story residential dwelling comprising out of:

BRICK WALLS, ASBESTOS ROOF, WOODEN FLOORS, 3 BEDROOMS, KITCHEN, SCULLERY, 1 BATHROOM, 1 SHOWER & 1 TOILET, 2 GARAGES, 1 CARPORT, CONCRETE FENCED BOUNDARY, GENERAL RESIDENTIAL ZONING.

4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, GOODWOOD and at the offices of the undersigned.

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

Dated at Tyger Valley, 04 APRIL 2024.

Attorneys for Plaintiff(s): Marais Müller Hendricks Inc, 1st Floor, Tygerforum A, 53 Willie van Schoor Drive, TYGER VALLEY. Tel: (021) 943 3000. Fax: -. Ref: M J Titus/Yvette/ZA0157. -.

Case No: CA6216/2023

IN THE HIGH COURT OF SOUTH AFRICA
(Western Cape Division)

**In the matter between: Changing Tides 17 (Pty) Ltd. N.O, Plaintiff and Thembelani Peter,
Defendant**

Sale In Execution

30 MAY 2024, 10:00, 23 Langverwacht Road, Klipdam, Kuils River

In execution of judgment in this matter, a sale will be held on THURSDAY, 30 MAY 2024 at 10H00 at 23 LANGVERWACHT ROAD, KLIPDAM, KUILS RIVER, of the immovable property described as:

ERF 20869 Blue Downs, City of Cape Town, Stellenbosch Division, Western Cape Province

IN EXTENT: 132 Square Metres,

Held under Deed of Transfer No: T 9041/2021

ALSO KNOWN AS: 61 Cardamon Street, Silversands, Blue Downs

IMPROVEMENTS (not guaranteed): 2 x Bedrooms, Open Plan Kitchen / Lounge, Bathroom.

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

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

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

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

5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% (one percent) of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1 st of each month until date of registration of transfer. The purchaser shall pay the occupational rental on due date into SA Home Loans Bond Account of the Judgment Debtors:

Standard Bank

Beneficiary: SA Home Loans Trust Account

Account Number: 251171442

Branch Code: 051001

Reference Number: 6620102

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

7. The auction will be conducted by the Sheriff: Mrs EE Carelse.

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

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

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

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

11. All bidders are required to pay R15 000-00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

12. The property shall be sold by the Sheriff of Kuils River South at 23 Langverwacht Road, Klipdam, subject to a reserve price of R531 245.44.

Rules of the auction and conditions of sale may be inspected at the Sheriff's Office: 23 Langverwacht Road, Klipdam, Kuils River, 24 hours prior to the auction.

Dated at Cape Town, 10 APRIL 2024.

Attorneys for Plaintiff(s): Herold Gie Attorneys, Wembley 3, 80 McKenzie Street, Cape Town. Tel: 021 464 4727. Fax: 021 464 4810. Ref: PALR/ac/SA2/2046. -.

AUCTION**Case No: 16727/2019**IN THE HIGH COURT OF SOUTH AFRICA
(WESTERN CAPE DIVISION, CAPE TOWN)**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor), and THOZAMILE OCTAVIUS WILLIAMS (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

27 MAY 2024, 09:00, THE SHERIFF'S OFFICE, 145 MITCHELL AVENUE, WOODRIDGE, WOODLANDS, CAPE TOWN

In pursuance of a judgment granted by this Honourable Court on 12 DECEMBER 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with reserve price of R 300 000.00 by the Sheriff of the High Court MITCHELLS PLAIN NORTH at THE SHERIFF'S OFFICE, 145 MITCHELL AVENUE, WOODRIDGE, WOODLANDS, CAPE TOWN on 27 MAY 2024 at 09H00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE COURT MITCHELLS PLAIN NORTH, 145 MITCHELL AVENUE, WOODRIDGE, WOODLANDS, CAPE TOWN whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution. The Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the below-mentioned immovable property.

ERF 124 CROSSROADS, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE, IN EXTENT 180 (ONE HUNDRED AND EIGHTY) SQUARE METRES, HELD BY DEED OF TRANSFER NO T59713/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ALSO KNOWN AS 7 Imtuthuzelo Road, Guguletu, Western Cape.

IMPROVEMENTS (not guaranteed): Bricks Walls, Roof Tiles, Fully Brick Vibre-Crete Fencing, Burglar Bars, Garage, 3 Bedrooms, Building Cupboards, Cement Floors, Open-Plan Kitchen, Lounge, Toilet and Bathroom.

TAKE FURTHER NOTICE:

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

(2) All bidders are required to pay R 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.

(3) The Purchasers shall pay a deposit of 10% immediately on sale and the balance against transfer by a bank and furnish a guarantee for such payment issued by the bank concerned within 21 days of sale by a bank.

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

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

Dated at CAPE TOWN, 05 APRIL 2024.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Seventh Floor, 56 Shortmarket Street, Cape Town.
Tel: 021 529 7710. Fax: 021 529 7711. Ref: T Van der Spuy/mm/M27296. -.**AUCTION****Case No: 17331/2021**IN THE HIGH COURT OF SOUTH AFRICA
(WESTERN CAPE DIVISION, CAPE TOWN)**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) PLAINTIFF, and DAPHNE GLORIA DYERS (IDENTITY NUMBER: 580219 0136 089) DEFENDANT**

NOTICE OF SALE IN EXECUTION

30 MAY 2024, 10:00, 4 HERTZOG STREET, GRABOUW

In execution of a judgment of the High Court of South Africa, Western Cape Division, Cape Town, abovementioned suit, a sale with a Court reserve price of R630 000.00, will be held by the SHERIFF OF

THE HIGH COURT GRABOUW at 4 HERTZOG STREET, GRABOUW on THURSDAY the 30 TH of MAY 2024 at 10:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF GRABOUW during office hours.

CERTAIN:

ERF 8066 GRABOUW IN THE MUNISIPALITEIT THEEWATERSKLOOF
AFDELING CALEDON, WES-KAAP PROVINSIE
GROOT 446 (VIER HONDERD SES EN VEERTIG) VIERKANTE METER
GEHOU KRAGTENS TRANSPORTAKTE NOMMER T68144/2015
ONDERHEWIG AAN DIE VOORWAARDES DAARIN VERMELD
ALSO KNOWN AS: 4 HERTZOG STREET, GRABOUW .

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

HOUSE CONSISTING OF: 3 BEDROOMS, KITCHEN, LOUNGE, LIVING ROOM, PASSAGE, 1 BATHROOM, 1 CELDER, 1 GARAGE.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF GRABOUW, 42B CHURCH STREET, BREDASDORP, 24 (twenty four) hours prior to the auction .

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF GRABOUW.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
 - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
 - (b) FICA-legislation in respect of proof of identity and address particulars;
 - (c) All bidders are required to present their identity document together with their proof of residence for FICA compliance;
 - (d) Payment of a registration fee of R10 000.00 (Ten Thousand Rand) (refundable) in bank guaranteed cheque;
 - (e) Registration conditions;
 - (f) Advertising costs at current publication rates and sale costs according to Court rules apply.

Dated at PRETORIA, 17 APRIL 2024.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361 5640. Fax: 0862396955. Ref: R ISMAIL/OM/MAT71224. -.

AUCTION

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

Case No: 15992/2021

In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) PLAINTIFF and ZUKISWA NQOSE (IDENTITY NUMBER: 900406 0385 088) DEFENDANT

NOTICE OF SALE IN EXECUTION

28 MAY 2024, 12:00, 20 SIERRA WAY, MANDALAY, KHAYELITSHA

In execution of a judgment of the High Court of South Africa, Western Cape Division, Cape Town, in the abovementioned suit, a sale with a Court reserve price of R455 000.00, will be held by the SHERIFF OF THE HIGH COURT KHAYELITSHA at 20 SIERRA WAY, MANDALAY, KHAYELITSHA on TUESDAY the 28 TH day of MAY 2024 at 12:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF KHAYELITSHA during office hours.

CERTAIN:

ERF 20989 KHAYELITSHA SITUATE IN THE CITY OF CAPE TOWN
CAPE DIVISION PROVINCE OF THE WESTERN CAPE
IN EXTENT 156 (ONE HUNDRED AND FIFTY SIX) SQUARE METRES
HELD BY DEED OF TRANSFER NUMBER T45278/2019

SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED
ALSO KNOWN AS: 19 THABO MBEKI CRESCENT, MANDELA PARK, KHAYELITSHA .

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

BRICK HOUSE, TILED ROOF, FULLY FENCED, FACE BRICK, 1 CAR GARAGE.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF KHAYELITSHA, 20 SIERRA WAY, MANDALAY, KHAYELITSHA, 24 (twenty four) hours prior to the auction .

Take further notice that:

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

2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF KHAYELITSHA.

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

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

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

(c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;

(d) Registration conditions.

Dated at PRETORIA, 15 APRIL 2024.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361 5640. Fax: 0862396955. Ref: R ISMAIL/MVDB/MAT70418. -.

AUCTION

Case No: 10941/2023

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

**In the matter between: ABSA BANK LIMITED (FIRST PLAINTIFF) AND ABSA HOME LOANS
GUARANTEE COMPANY (RF) (PTY) LIMITED (SECOND PLAINTIFF), Plaintiff and ABDUL MAJID
HAYAT (DEFENDANT)**

NOTICE OF SALE IN EXECUTION

22 MAY 2024, 11:00, at the sheriff's office at 120 Main Road, Strand

In pursuance of a judgment granted by the above honourable court dated 17 November 2023, the undermentioned immovable property will be sold in execution on WEDNESDAY, 22 MAY 2024 at 11:00 at the sheriff's office at 120 Main Road, Strand, to the highest bidder subject to a reserve price of R1 160 000,00; also subject to the following and further conditions which will be read out by the sheriff at the sale: Erf 4728 Gordon's Bay, in City of Cape Town, Stellenbosch Division, Western Cape Province, situated at 2 Felecia Crescent, Gordon's Bay; in extent 311 square meters; held by Deed of Transfer No. T63442/2021. Description: The following information is supplied, but nothing is guaranteed: The property is improved and consists of a dwelling with 3 bedrooms, 2 bathrooms, kitchen, lounge and dining room. Conditions of payment: Ten percent (10%) of the purchase price plus all sheriff's commission must be paid in cash immediately after the sale. The balance is payable against transfer and must be guaranteed by a bank guarantee approved by Plaintiff's Attorneys, which guarantee must be handed to them within 21 days after the date of sale. Conditions of sale: The full conditions lie for inspection at the offices of the sheriff for the High Court, Strand. (Ref. D Burger; tel. 021 853 7436).

Dated at TYGER VALLEY, 13 FEBRUARY 2024.

Attorneys for Plaintiff(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Fax: (021) 914 6600. Ref: JF/MH/A5631. -.

AUCTION

Case No: 14203/2021
Docex: 53

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

In the Matter between: ACCESS BANK (SOUTH AFRICA) LIMITED, Plaintiff and PHILLIPPUS, LOUIS GABRIEL N.O. TRUSTEE FOR THE TIME BEING OF HANS WESSELS TRUST (IT 2078/90) - FIRST DEFENDANT and WESSELS, ALETTE N.O. TRUSTEE FOR THE TIME BEING OF HANS WESSELS TRUST (IT 2078/90) - SECOND DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2024, 10:00, The Offices of the Sheriff of the High Court Caledon, at 27 DEMPERS ROAD, CALEDON

Kindly take notice that the following property will be offered for sale in execution, by public auction, on 22 May 2024 at 10:00 at The Offices of the Sheriff of the High Court Caledon. In terms of a warrant of execution issued pursuant to judgment granted in the abovementioned Honourable Court on 1 December 2023.

Description: Erf 4661 Kleinmond Township

In Extent : 596 (Five Hundred And Ninety Six) Square Metres

Situate At : 8 Third Avenue, Kleinmond

Zoning : (The Accuracy Hereof Is Not Guaranteed)

Residential

Improvements:

Main House 2 X Bedrooms, 1 X Bathroom, 1 X Kitche, 1 X Lounge, 1 X Single Garage. Flat Let 1 X Bedroom, 1 X Lounge, 1 X Kitchen, 1 X Bathroom. (The Nature, Extend, Condition And Existence Of The Improvements Are Not Guaranteed, And Are Sold "Voetstoots").

Held By: Deed Of Transfer No. T51380/2006

The Conditions of Sale may be inspected at the office, or obtained from the Sheriff of the High Court, Caledon Tel 028 425 1286

and/or VanderSpuy Cape Town, 1st Floor, 56 Shortmarket Street, Cape Town - Tel 021 419 3622

Dated at CAPE TOWN, 30 APRIL 2024.

Attorneys for Plaintiff(s): KG TSERKEZIS INC c/o VanderSpuy Cape Town, 1st Floor, 56 Shortmarket Street Cape Town. Tel: 021 419 3622. Fax: 021 418 1329. Ref: Mr Y Cariem. KGT1/0004.

AUCTION

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

Case No: 10245/2022

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration No: 1962/000738/06), Plaintiff and CHRISTOPHER MILTON RINQUEST (ID NO. 680114 5452 08 7), Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2024, 10:00, SHERIFFS OFFICE: 48 CHURCH WAY STRANDFONTEIN

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 R670 000.00 will be held on WEDNESDAY, 22 MAY 2024 at 10h00 at the SHERIFFS OFFICE: 48 CHURCH WAY STRANDFONTEIN The Conditions of Sale will lie for inspection at the offices of the Sheriff for the High Court, MITCHELLS PLAIN SOUTH. ERF 58915 MITCHELLS PLAIN; IN THE CITY OF CAPE TOWN; CAPE DIVISION; PROVINCE OF THE WESTERN CAPE; IN EXTENT: 273 (TWO HUNDRED AND SEVENTY-THREE) SQUARE METRES; HELD BY THE DEED OF TRANSFER NUMBER T17154/2007; SITUATE AT 22 SAILFISH ROAD, MITCHELLS PLAIN. THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed: - GENERAL TERMS: 1. The sale in execution is conducted in terms of the Consumer Protection Act 68 of 2008 2. Registration as a buyer is a pre-requisite subject to: a) FICA legislation requirements: proof of ID and residential address; b) Registration fee payable; c) Registration conditions. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale

to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC. T. STRAUSS, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Tel: 021 410 2200. Fax: -. Ref: STA801/0853. -.

AUCTION

**Case No: 8805B/19
Docex 63 Cape Town**

IN THE HIGH COURT OF SOUTH AFRICA
(Western Cape Division)

**In the matter between: Firstrand Bank Ltd, Plaintiff, Plaintiff and Maxwell Tsholofelo
Mosianyane, First Defendant and Nonceba Julia Mosianyane, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

23 MAY 2024, 12:00, 9 Rabie Street, Hospital Hill, Beaufort West

IN EXECUTION of a judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit a sale without reserve of the following property will be held at the premises situated at 9 Rabie Street, Hospital Hill, Beaufort West, on Thursday 23 May 2024 at 12h00, on the Conditions which will lie for inspection at the offices of the sheriff of Beaufort West for a period of 15 (fifteen) days prior to the sale:

ERF 1850 BEAUFORT WEST, in the Municipality and Division of Beaufort West, Western Cape Province

SITUATE AT 9 Rabie Street, Hospital Hill, Beaufort West

In Extent: 909 (nine hundred and nine) square metres

Held by Deed of Transfer No. T56507/2015

The property is improved as follows, though in this respect nothing is guaranteed:

4 Bedrooms, Bathroom, 2 Toilets, Kitchen, Open Plan Living Room/Lounge, Garage

1. This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court against the defendants for money owing to the

plaintiff, and in accordance with the Consumer Protection Act 68 of 2008, as amended.

2. The Rules of the auction is available 24 hours before the auction and can be inspected at the office of the above mentioned sheriff of the court, and

the auction will be conducted by the sheriff or his deputy.

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

a) In accordance with the Directive of the Consumer Protection Act

b) FICA-legislation requirements: proof of ID and residential address

c) Payment of registration of R 15 000.00 in cash (refundable)

d) Registration conditions

4. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

5. The purchaser shall in addition to the sheriff's commission, which is 6% (six per cent) on the first R 100 000.00 of the proceeds of the sale, 3.5% (three comma five per cent) on R 100 001.00 to R 400 000.00, and 1.5% on the balance thereof, subject to a maximum commission of R 40 000.00 total plus VAT and a minimum of R 3 000.00 plus VAT, pay a deposit of 10% (ten per cent) of the purchase price in cash or bank guarantee cheque or EFT into the sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a financial institution or building society guarantee in a form acceptable to the execution creditor's attorneys, which guarantee shall be delivered by the purchaser to the sheriff within 15 (fifteen) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for in the conditions of sale

Dated at Cape Town, 25 MARCH 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: FRB1/0303. -.

AUCTION

Case No: 4999/2022

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

In the matter between: ABSA BANK LIMITED Execution Creditor and VERONICA YVONNE MESIAS (ID NO. 670228 0201 01 8), Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2024, 11:00, sheriffs office: UNIT 15 BP ROAD MONTAGUE GARDENS

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Western Cape Division, Cape Town) in the abovementioned suit, a sale subject to a reserve price of R1 636 000.00 will be held on Wednesday, 22 May 2024 at 11h00 at the sheriffs office: UNIT 15 BP ROAD MONTAGUE GARDENS The conditions of sale will lie for inspection at the offices of the Sheriff for the High Court, CAPE TOWN EAST. (a) SECTION NO. 182 as shown and more full described on SECTIONAL PLAN NO. SS103/1983, in the scheme known as DISA PARK in respect of the land and building or buildings situate at VREDEHOEK, IN THE CITY OF CAPE TOWN, (b) IN EXTENT: 102 (ONE HUNDRED AND TWO) SQUARE METRES in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; (c) HELD BY THE DEED OF TRANSFER NUMBER: ST21052/2005 (d) SITUATED AT: 36 CHELMSFORD ROAD, VREDEHOEK. THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- (a) SECTION NO. 182 as shown and more full described on SECTIONAL PLAN NO. SS103/1983, in the scheme known as DISA PARK in respect of the land and building or buildings situate at VREDEHOEK, IN THE CITY OF CAPE TOWN, (b) IN EXTENT: 102 (ONE HUNDRED AND TWO) SQUARE METRES in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; (c) HELD BY THE DEED OF TRANSFER NUMBER: ST21052/2005 (d) SITUATED AT: 36 CHELMSFORD ROAD, VREDEHOEK. 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.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC. R. SWANEPOEL, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Tel: 021 410 2200. Fax: -. Ref: ABS10/3320. -.

AUCTION

Case No: 857/2019

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

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Execution Creditor and PRUDENCE ZIMMERY (ID NO: 840713 0219 08 1), Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY - HAGLEY

23 MAY 2024, 10:00, SHERIFF'S OFFICE KUILS RIVER SOUTH: 23 LANGVERWACHT ROAD KLIPDAM KUILS RIVER

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 R620 000.00, will be held on THURSDAY, 23 MAY 2024 at 10h00 at the SHERIFF'S OFFICE KUILS RIVER SOUTH: 23 LANGVERWACHT ROAD KLIPDAM KUILS RIVER The conditions of sale which will lie for inspection at the offices of the Sheriff for the High Court, KUILS RIVER SOUTH. (a) ERF 3824 HAGLEY, IN THE CITY OF CAPE TOWN, STELLENBOSCH DIVISION, PROVINCE OF THE WESTERN CAPE; (b) IN EXTENT: 198 (ONE HUNDRED AND NINETY EIGHT) SQUARE METRES; (c) HELD BY DEED OF TRANSFER NO.T896/2017; (d) SITUATED AT 11 HUDSON STREET, HAGLEY ; THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- 2 X BEDROOMS, BATHROOM, SINGLE GARAGE, OPEN PLAN KITCHEN/LOUNGE 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. Ref: SOU106/0997.

AUCTION

Case No: 15144/2023

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

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Execution Creditor and LARSON STANLEY HENRY (ID NO: 750506 5143 08 4), Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2024, 10:00, SHERIFF'S OFFICE MITCHELLS PLAIN SOUTH: 48 CHURCH WAY STRANDFONTEIN VILLAGE MITCHELLS PLAIN

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Western Cape Division, Cape Town) in the abovementioned suit, a sale, subject to a reserve price of R600 000.00, will be held on WEDNESDAY, 22 MAY 2024 at 10h00 at the SHERIFF'S OFFICE MITCHELLS PLAIN SOUTH: 48 CHURCH WAY STRANDFONTEIN VILLAGE MITCHELLS PLAIN The conditions of sale which will lie for inspection at the offices of the Sheriff for the High Court, MITCHELLS PLAIN SOUTH. (a) ERF 56876 MITCHELLS PLAIN, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE; (b) IN EXTENT: 258 (TWO HUNDRED AND FIFTY EIGHT) SQUARE METRES; (c) HELD BY DEED OF TRANSFER NO.T23425/2020; (d) SITUATED AT 22 ACROPOLIS SLOT, PORTLANDS, MITCHELLS PLAIN ; THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- 3 BEDROOMS, A LOUNGE, A KITCHEN, A TOILET & A BATHROOM. THE BOUNDARY WALL IS BRICK. 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: -. Ref: SOU106/1444. -.

AUCTION

Case No: 9443/2023
Docex: (021)683-3553

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

In the matter between: Standard Bank of South Africa Limited, Plaintiff and Welcome Mhlangabezi Fongoqa, First Defendant and Pheziwe Fongoqa, Second Defendant

NOTICE OF SALE IN EXECUTION

21 MAY 2024, 12:00, At the Sheriff's office, 20 Sierra Way, Mandalay

In pursuance of a judgment granted on the 3 October 2023, in the above Honourable Court and under a writ of execution issued thereafter, the immovable property listed hereunder will be sold in execution on 21 May 2024 at 12:00, by the Sheriff of the Court Khayelitsha, at the Sheriff's office, 20 Sierra Way, Mandalay to the highest bidder subject to a reserve of R575 000.00 (five hundred and seventy five thousand rand)

Description: Erf 27781 Khayelitsha, in the City of Cape Town, Cape Division, Province of the Western Cape

In extent: 181 (one hundred and eighty one) square metres

Held by: Deed of Transfer no. T69151/2006

Address: Known as 92 Ngcwalazi Drive, Ilitha Park, Khayelitsha

Zoned: Residential

The Rules of the auction will be available twenty-four (24) hours before the auction and can be inspected at the office of the Sheriff of the Court for Khayelitsha

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

1.1 In accordance with the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/downloadfileAction?id=9961>)

1.2 FICA legislation requirements : proof of ID and residential address

1.3 Payment of registration of R15 000.00 cash (refundable)

1.4 Registration conditions

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

3. Payment: 10% of the purchase price must be paid in cash or bank guaranteed cheque at the time of the sale, and the balance (plus interest at 10.750% per annum calculated on the Applicant's claim from the date of sale to the date of transfer) against registration of transfer, which amounts are to be secured by approved bank guarantee to be delivered within twenty-one (21) days of the sale

4. The following improvements are stated but not guaranteed: brick building, fully fenced, tiled roof

5. The Sheriff shall require of any bidder satisfactory proof of his ability to pay the said deposit

6. The Purchase shall immediately on demand by the Sheriff, pay the sheriff's commission as follows : 6% on the first R100 000.00 of the proceeds of the sale; 3.5% on R100 001.00 to R400 000.00; and 1.5% on the balance of the proceeds of the Sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the Sheriff's bank charges and after expenses incurred in paying the proceeds into his or her Trust Account), which Commission shall be paid by the Purchaser.

7. Conditions: The full Conditions of Sale will be read out immediately prior to the sale and may be inspected at the office of the Sheriff for Khayelitsha - 087 802 2967

Dated at Claremont, 03 MAY 2024.

Attorneys for Plaintiff(s): De Klerk & Van Gend Inc, 2 Oakdale Road, Claremont, care of De Klerk & Van Gend Inc, 3rd Floor, Absa Building, 132 Adderley Street, Cape Town Email : dvanlelyveld@dkvg.co.za. Tel: (021)683-3553. Fax: (021)671-3829. Ref: DEB12438/dvl. -.

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA
(Western Cape Division, Cape Town)

Case No: 14256/2021

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution
Creditor and Lennox Aubrey Munro, First Judgment Debtor and Roseline Munro, Second
Judgment Debtor**

NOTICE OF SALE IN EXECUTION

24 MAY 2024, 09:00, 11 St John Street, Malmesbury

A Sale In Execution of the undermentioned property is to be held by the Sheriff of the High Court Malmesbury at the Sheriff's Office, 11 St John Street, Malmesbury on Friday, 24 May 2024 at 09h00, subject to a reserve price of R 400 000.00. Full conditions of sale can be inspected at the Sheriff of the High Court, Malmesbury at 11 St John Street, Malmesbury - Tel:(022) 482 3090 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. Erf 2965 Wesfleur In the City of Cape Town Division Cape Province of the Western Cape In Extent 235 (two hundred and thirty five) square metres Held by Deed of Transfer Number T76852/2016 ("the Property") Subject to the conditions therein contained Also known as 28 Trafalgar Crescent, Wesfleur, Cape Town. Magisterial District: Cape Town Central Improvements: Main Building: 3x bedrooms, 1 and 1/2 bathroom and toilet, 1x kitchen, 1x living room, 1x garage. Other detail: Asbestos roof. Zoned residential. Take further notice that: 1. This sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as Amended, in pursuant of an order granted against the Defendant for money owing to the Plaintiff. 2. The purchaser shall pay auctioneer's commission subject to: a) 6% on the first R 100 000.00 b) 3.5% on R 100 000.00 to R 400 000.00 c) 1.5% on the balance of the proceeds of the sale subject to: A maximum commission of R 40 000.00 plus VAT - and a minimum commission of R 3 000.00 plus VAT. 3. A deposit of 10% of purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 3. 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of sale to date of transfer. 6. The rules of the auction and conditions are available 24 hours prior to the auction at the offices of the Sheriff Malmesbury at 11 St John Street, Malmesbury. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. Registration conditions The auction will be conducted by the Sheriff, Mr M.S. Basson, or his appointed deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 30 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/F6663. -.

AUCTION

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

Case No: 12970/2021

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration No: 1962/000738/06), Plaintiff and LIONEL JOHN SEPTEMBER (ID NO. 791218 5136 08 1), First Execution Debtor and LINZEY JO ANNE SEPTEMBER (ID NO. 860405 0142 08 3), Second Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2024, 10:00, SHERIFFS OFFICE: 48 CHURCH WAY STRANDFONTEIN

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 R890 000.00 will be held on WEDNESDAY, 22 MAY 2024 at 10h00 at the SHERIFFS OFFICE: 48 CHURCH WAY STRANDFONTEIN The Conditions of Sale will lie for inspection at the offices of the Sheriff for the High Court, MITCHELLS PLAIN SOUTH. ERF 4199 MITCHELLS PLAIN; IN THE CITY OF CAPE TOWN; CAPE DIVISION; PROVINCE OF THE WESTERN CAPE; IN EXTENT: 315 (THREE HUNDRED AND FIFTEEN) SQUARE METRES; HELD BY THE DEED OF TRANSFER NUMBER T21227/2015; SITUATE AT 25 MICHIGAN WAY, MITCHELLS PLAIN. THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed: - A SINGLE FREESTANDING BRICK AND MORTAR DWELLING, COVERED UNDER A TILED ROOF, FLOORS ARE TILED, CONSISTING OF: 3 X BEDROOMS, KITCHEN, LOUNGE, 2 X BATHROOMS, 2 X SHOWER, 2 X TOILETS, GARAGE, BOUNDARY IS FENCED WITH A BRICK WALL. GENERAL TERMS: 1. The sale in execution is conducted in terms of the Consumer Protection Act 68 of 2008 2. Registration as a buyer is a prerequisite subject to: a) FICA legislation requirements: proof of ID and residential address; b) Registration fee payable; c) Registration conditions. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC. T. STRAUSS, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Tel: 021 410 2200. Fax: -. Ref: STA801/0966. -.

AUCTION

Case No: 15909/2022

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

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Execution Creditor and MAGRIETA DELENA JOOSTE (ID NO: 660502 0127 08 0), Execution Debtor

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY - EERSTE RIVER

23 MAY 2024, 10:00, SHERIFF'S OFFICE KUILS RIVER SOUTH: 23 LANGVERWACHT ROAD KLIPDAM KUILS RIVER

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 R490 000.00, will be held on THURSDAY, 23 MAY 2024 at 10h00 at the SHERIFF'S OFFICE KUILS RIVER SOUTH: 23 LANGVERWACHT ROAD KLIPDAM KUILS RIVER The conditions of sale which will lie for inspection at the offices of the Sheriff for the High Court, KUILS RIVER SOUTH. (a) ERF 2504 EERSTERIVIER, IN THE CITY OF CAPE TOWN, STELLENBOSCH DIVISION, PROVINCE OF THE WESTERN CAPE; (b) IN EXTENT: 468 (FOUR HUNDRED AND SIXTY EIGHT) SQUARE METRES; (c) HELD BY DEED OF TRANSFER NO.T71206/1992; (d) SITUATED AT 45 GROSVENOR STREET, EERSTERIVIER-SUID, EERSTE RIVER; THE PROPERTY IS ZONED:

GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- 2 X BEDROOMS, LOUNGE, KITCHEN, BATHROOM, CARPORT. 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: -. Ref: SOU106/1338. -.

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA
(Western Cape Division)

Case No: 17644/2019

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and
THEODORE ALEXANDER JACOBS JACQUELINE JACOBS, Defendant**

Sale In Execution

28 MAY 2024, 12:00, 61 ARMADE CRESCENT, BELLVILLE SOUTH

IN TERMS of a judgment granted by the High Court of South Africa (Western Cape Division, Cape Town), the undermentioned property will be sold voetstoots and with a reserve of R700,000.00 in execution by PUBLIC AUCTION held at 61 ARMADE CRESCENT, BELLVILLE SOUTH, to the highest bidder on 28 MAY 2024 at 12:00:

ERF 35478 BELLVILLE, IN THE CITY OF CAPE TOWN, CAPE DIVISON, PROVINCE OF THE WESTERN CAPE

In Extent: 331 square metres

Title Deed No. T112819/2004

Street address: 61 ARMADE CRESCENT, BELLVILLE SOUTH

Magisterial District: BELLVILLE

CONDITIONS OF SALE

(1) The property will be sold in execution with a reserve of R700,000.00 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, 17 DELL STREET, KLIPKOP, PAROW VALLEY, BELLVILLE 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: TILED ROOF, BRICK, PLASTERED WALLS, 3 BEDROOMS, 2 BATHROOMS/TOILETS, KITCHEN, LOUNGE, CARPORT, BURGLAR BARS, SAFETY GATES, VIBERCRETE WALLS.

(3) The Purchaser shall on completion of the sale, pay a deposit of 10% of the purchase price immediately on demand by the sheriff, in cash or by bank guaranteed cheque or per electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the balance of the purchase price against registration of transfer of the property into the

name of the purchaser, which payment shall be secured by an approved bank guarantee within 21 (twenty one) days of the date of sale.

(4) The Purchaser shall pay the Sheriff's commission on the day of sale, on the tariff set out in the conditions of sale.

(5) 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, 29 APRIL 2024.

Attorneys for Plaintiff(s): STBB Attorneys, 5 High Street, Rosenpark, Tygervally. Tel: 021 943 3800. Fax: -. Ref: ZB010115/AW/pf. -.

AUCTION

Case No: 5617/2022
Docex: 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

22 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 Wednesday 22 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, 1 st bedroom has built in cupboards with tile flooring, En-suite: shower, hand basin & toilet, 2 nd 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, 03 MAY 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: 14203/2021
Docex: 53**IN THE HIGH COURT OF SOUTH AFRICA
(WESTERN CAPE DIVISION, CAPE TOWN)**In the Matter between: ACCESS BANK (SOUTH AFRICA) LIMITED, Plaintiff and PHILLIPPUS, LOUIS GABRIEL N.O. TRUSTEE FOR THE TIME BEING OF HANS WESSELS TRUST (IT 2078/90) - FIRST DEFENDANT and WESSELS, ALETTE N.O. TRUSTEE FOR THE TIME BEING OF HANS WESSELS TRUST (IT 2078/90) - SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

22 MAY 2024, 10:00, The Offices of the Sheriff of the High Court Caledon, at 27 DEMPERS ROAD, CALEDON

Kindly take notice that the following property will be offered for sale in execution, by public auction, on 22 May 2024 at 10:00 at The Offices of the Sheriff of the High Court Caledon. In terms of a warrant of execution issued pursuant to judgment granted in the abovementioned Honourable Court on 1 December 2023.

Description: Erf 4661 Kleinmond Township

In Extent: 596 (Five Hundred And Ninety Six) Square Metres

Situate At: 8 Third Avenue, Kleinmond

Zoning : (The Accuracy Hereof Is Not Guaranteed)

Residential

Improvements:

Main House 2 X Bedrooms, 1 X Bathroom, 1 X Kitche, 1 X Lounge, 1 X Single Garage. Flat Let 1 X Bedroom, 1 X Lounge, 1 X Kitchen, 1 X Bathroom. (The Nature, Extend, Condition And Existence Of The Improvements Are Not Guaranteed, And Are Sold "Voetstoots").

Held By: Deed Of Transfer No. T51380/2006

The Conditions of Sale may be inspected at the office, or obtained from the Sheriff of the High Court, Caledon Tel 028 425 1286 and/or VanderSpuy Cape Town, 1st Floor, 56 Shortmarket Street, Cape Town - Tel 021 419 3622

Dated at CAPE TOWN, 30 APRIL 2024.

Attorneys for Plaintiff(s): KG TSERKEZIS INC c/o VanderSpuy Cape Town, 1st Floor, 56 Shortmarket Street Cape Town. Tel: 021 419 3622. Fax: 021 418 1329. Ref: Mr Y Cariem. KGT1/0004.

**Case No: 20875/2022
DOCEX 1, TYGERBERG**IN THE HIGH COURT OF SOUTH AFRICA
(Western Cape Division)**In the matter between: Nedbank Limited Plaintiff, Plaintiff and Jetro Benjamin Joubert, First Defendant, and Serene Sadriane Joubert - Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

23 MAY 2024, 11:00, 1 Folkstone Crescent, Victoria Park, Somerset West

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 23rd day of May 2024 at 11:00 at 1 Folkstone Crescent, Victoria Park, Somerset West by the Sheriff of the High Court, to the highest bidder: Erf 18159 Somerset West, situate in the City of Cape Town, Stellenbosch Division, Province of the Western Cape, in extent: 228 Square Metres, held by virtue of Deed of Transfer no. T5484/2010, Street address: 1 Folkstone Crescent, Victoria Park, Somerset West.

The following additional information is furnished though in this respect nothing is guaranteed in the event of the information not being correct.

Improvements and location : A dwelling comprising: Plastered house, tiled roof, tiled floors, 4 bedrooms, lounge, kitchen and bathroom.

Reserved price :The property will be sold subject to a reserve price of R947,000.00.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 21 days from the date of sale and payable simultaneously with registration of transfer.

Auctioneers charges: Payable by the Purchaser on the day of sale.

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff Of The High Court, Somerset West.

CONTINUES ON PAGE 130 OF BOOK 2

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PART 2 OF 2

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LEGAL NOTICES WETLIKE KENNISGEWINGS

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

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

Dated at Bellville, 07 MARCH 2024.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, 2nd Floor Tygervalley Office Park Building No 2,
cnr
Willie van Schoor & Old Oak Roads, Bellville. Tel: 021918 9007. Fax: 0866186304. Ref: H J Crous/La/
NED15/2942. Minde Schapiro & Smith Inc.

PAUC

PUBLIC AUCTIONS, SALES AND TENDERS OPENBARE VEILINGS, VERKOPE EN TENDERS

GAUTENG

Vans Auctioneers

**In Liquidation: Zynloop Game Breeders (Pty) Ltd, Registration number: 2014/227037/07
(Master's Reference: L34/2021)**

68 ERVEN IN WONDERKRATER VAKANSIEDORP - LIMPOPO, TO BE OFFERED JOINTLY
2024-05-08, 12:00, Van's Auctioneer's Online bidding platform: www.vansauctions.co.za

68 Erven:Wonderkrater Vakansiedorp

Township registration already done and registered!!

Remainder of stands (68 stands) offered jointly.

Great opportunity to complete this development.

The east border of the stands is the R101 to Polokwane, just west of the N1.

SUBJECT TO A 14 DAY CONFIRMATION PERIOD EXPIRING 22 JUNE 2024

20% deposit and Buyer's commission plus VAT. R25,000 registration fee.

Bidders to register & supply proof of identity and residence.

Regulations to Consumer Protection Act: www.vansauctions.co.za

Rules of Auction to be viewed at 36 Gemsbok Street, Koedoespoort Industrial, Pretoria.

Tel 086 111 8267 | Auctioneer: Martin Pretorius

Mariska Strassburg, 36 Gemsbok Street, Koedoespoort Industrial, Pretoria, 086 111 8267, 086 112 8267, www.vansauctioneers.co.za, mariska@vansauctions.co.za, Ref: Mariska Strassburg.

Park Village Auctions NDPP vs Hildegard Antoinette Steenkamp & Others (Master's Reference: none)

Simulcast Auction Notice

2024-05-21, 11:00, 21 & 23 Killian Avenue, Cinderella, Boksburg (Erf 76 measuring 993 square metres & Erf 77 measuring 997 square metres) 9 Cilliers Street, Cinderella, Boksburg (Erf 78 measuring 103.5 square metres) Residence 7 within "Yellowood Estate", 35 Smuts Avenue, Libradene, Boksburg (Ptn 7 of Erf 202 measuring 916 square metres)

Commencing at 21 Killian Avenue, Double Storey 3 en-suite bedroomed home with lounge, TV lounge, dining room, kitchen, Garage and 2 bed flatlet

23 Kilian Avenue, Single storey 3 bedroomed home with pool and outbuildings previously utilized as offices.

9 Cilliers Street, A double Storey 3 Bedroomed dwelling with free standing 1 bedroomed flatlet

Residence 7, Double Storey home with lounge, dining room, 2 x TV lounges entertainment room, 3 en-suite bedrooms, built in braai, pool, storeroom, garage and patio.

15% deposit on the fall of the hammer and balance within 30 days of confirmation.

R25 000.00 refundable registration deposit payable.

Buyer's commission Payable.

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: -.

Asset Auctions (Pty) Ltd

**Pharmaways Health (Pty) Ltd (In Liq, Ways Pharmacy Group (Pty) Ltd (In Liq, Khaya International Packaging (Pty) Ltd (In Liq), Africa Neon Sign Manufacturers (In Liq), Dairybelle (Pty) Ltd (In Liq), Van Dijk, M & JE (Insolvent Estate)
(Master's Reference: M100/2023)**

Timed Online Auction online.assetauctions.co.za

2024-05-14, 10:00, Asset Auctions Warehouse, 82 Graniet Road, Valley Settlements, Gauteng

Acting on instructions from the Joint Liquidators, in the matter of Pharmaways Health (Pty) Ltd MRN: M100/2023, Ways Pharmacy Group (Pty) Ltd MRN: M99/2023, Khaya International Packaging (Pty) Ltd (In Liquidation) G15/2024, Africa Neon Sign Manufacturers (In Liquidation) G793/2023, Dairybelle (Pty) Ltd (In Liquidation) G34/2017, Van Dijk, M & JE (Insolvent Estate) T1253/2023 and others matters, we will sell by way of public auction the following

Restaurant and Pharmacy Equipment Auction

Auction Date: Tuesday 14 May 2024 from 10h00 to Thursday 16 May 2024 at 12h00 | Viewing: Asset Auctions Warehouse, 82 Graniet Road, Valley Settlements. From Monday 13 May to Wednesday 15 May 2024 09h00 to 15h00 | online.assetauctions.co.za | Auction Terms: R5 000.00 Refundable deposit on registration by way of EFT. ID Document & proof of residence required for FICA.

Pieter Rushmer, 82 Graniet Rd, Valley Settlements, 0114524191, 0866966612, www.assetauctions.co.za, pieter@assetauctions.co.za, Ref: -.

Park Village Auctions

NDPP vs Hildegard Antoinette Steenkamp & Others

(Master's Reference: none)

Simulcast Auction Notice

2024-05-21, 11:00, 21 & 23 Killian Avenue, Cinderella, Boksburg (Erf 76 measuring 993 square metres & Erf 77 measuring 997 square metres) 9 Cilliers Street, Cinderella, Boksburg (Erf 78 measuring 103.5 square metres) Residence 7 within "Yellowood Estate", 35 Smuts Avenue, Libradene, Boksburg (Ptn 7 of Erf 202 measuring 916 square metres)

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R25 000.00 refundable registration deposit payable.

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
NDPP vs Hildegaard Antoinette Steenkamp & Others
(Master's Reference: none)

Simulcast Auction Notice

2024-05-21, 11:00, 21 & 23 Killian Avenue, Cinderella, Boksburg (Erf 76 measuring 993 square metres & Erf 77 measuring 997 square metres) 9 Cilliers Street, Cinderella, Boksburg (Erf 78 measuring 103.5 square metres) Residence 7 within "Yellowood Estate", 35 Smuts Avenue, Libradene, Boksburg (Ptn 7 of Erf 202 measuring 916 square metres)

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R25 000.00 refundable registration deposit payable.

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: -.

FREE STATE / VRYSTAAT

C&D Thompson Afslaers
Kroonstad Veiling (Witpoort Familie Trust)
(Master's Reference: NONE)

4 Gesogte plase (weiding en saailande), Implemente Veiling. In opdrag van ons gewaardeerde kliënt, Witpoort Familie Trust, bied C&D Thompson Afslaers die volgende plase per openbare veiling aan.
2024-05-23, 11:00, Plaas Ruby nr. 1653, Restant, Kroonstad Distrik (Koördinate: -27.541396 / 27.151099)

Kroonstad Veiling: Plaas Ruby nr. 1653 (Koördinate: -27.541396 / 27.151099)

Donderdag 23 Mei 2024 om 11:00

Kopers Kommissie Roerende bates: 10% + VAT

Kopers Kommissie Onroerende bates: 1,5% + VAT

Verkopers Kommissie Onroerende bates: 1,5% + VAT

Plaas Ruby nommer 1653, restant

Plaas Doringspruit nommer 2573, restant

Plaas Doornspruit nommer 800, gedeelte 1

Plaas Doornspruit nommer 800, gedeelte 4

Vir volledige infrastruktuur, kontak die Afslaer.

(Charl Thompson 082 335 1320)

ADRIAAN MICHIEL THOMPSON, 13 NYWERHEIDS AVENUE BOTHAVILLE 9660, 056 - 5151181, GEEN, <https://www.cdthompson.co.za>, accounts@cdthompson.co.za, Ref: Kroonstad 23 Mei 2024 Veiling.

KWAZULU-NATAL

PETER MASKELL AUCTIONEERS
Laurentium Financial Consultants CC (in liquidation)
(Master's Reference: T002022/2021)
AUCTION NOTICE
2024-05-22, 10:00, <https://bidlive.maskell.co.za>

Timed Online Auction of a 2-Bed Apartment Nestled In the Coastal Town Of Uvongo Beach, KZN South Coast - Unit no. 31 SS Seascape Lodge, 79 Marine Drive / Lot 22 Nicholson Av, Uvongo Beach in extent of 40m². Duly instructed by the Liquidators of Laurentium Financial Consultants CC (in Liq.), Master's Ref.: T002022/2021. Timed Online Auction through our APP: <https://bidlive.maskell.co.za> - Bidding opens on 22 May 2024 at 10h00 & closes *from 10h00 on 23 May 2024. Seascape Lodge is located in Uvongo Beach, and is located approximately 200m from the Uvongo Beach. The property is a ground-level unit and consists of an open plan fully-fitted kitchen and living room, bathroom and two bedrooms. The door to the main bedroom divides the lounge and second bedroom. The unit is allocated an undercover parking. 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: -.

WESTERN CAPE / WES-KAAP

Van's Auctioneers
Insolvent Estate Julian Shaun Filander, Id number: 861014 5067 086
(Master's Reference: C822/2023)

3 BEDROOM HOUSE WITH SWIMMING POOL- GLENJHAVEN, BELLVILLE. ONLINE INSOLVENCY AUCTION
2024-05-15, 12:00, ONLINE BIDDING: 12:00, 14-15 MAY 2024. BID AND REGISTER:
www.vansauctions.co.za. AUCTION OF: 25 AARON FIGAJI STREET, GLENHAVEN, BELLVILLE, WESTERN CAPE

Extent: ± 397 m²

Improvements: (Double storey ± 280m²)

Ground floor: Entrance hall, lounge/TV room & dining room & small study

Kitchen & scullery

Guest toilet

3 garages & swimming pool

Upper floor

3 bedrooms (1 en suite), 2 bathrooms, Large room for entertainment/ playroom/TV room

Auctioneer's note: This beautiful property with neat finishes, located close to schools and access routes.

R50,000 registration fee, 10% deposit plus commission plus Vat. Bidders to register & supply proof of identity and residence.

Regulations to Consumer Protection Act: www.vansauctions.co.za. Rules of Auction to be viewed at 36 Gemsbok Street, Koedoespoort Industrial, Pretoria. BIDDERS TO REGISTER

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