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LEGAL NOTICES WETLIKE KENNISGEWINGS

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

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SALES IN EXECUTION • GEREGTELIKE VERKOPE

GAUTENG

AUCTION

Case No: 49418/2008

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

In the matter between: PROFERRO CC, PLAINTIFF AND ASHRAF GULLAMHOUSEN CASSIM (IDENTITY NO. 740518 5160 086), FIRST DEFENDANT, JUST AFRICA, SECOND DEFENDANT AND GREENWOODS NO. 25 CC, THIRD DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

13 January 2020, 09:00, Sheriff Brits, 62 Ludorf Street, Brits

In execution of a judgment of the High Court of South Africa, Pretoria in this suit, a sale to the highest bidder, subject to such reserve price, if any, as may be stipulated by a preferent creditor or local authority in terms of Court Rule 46(5)(a) will be held at the office of Sheriff Brits at 62 Ludorf Street, Brits on Monday the 13th day of January 2020 at 09h00 in the forenoon, of the undermentioned property of the First Defendant on Conditions to be read out by the Auctioneer at the time of the sale and which may be inspected at the office of the Sheriff Brits situate at 62 Ludorf Street, Brits prior to the sale.

CERTAIN:

SECTION 7 OF PLAN 191/1985 KNOWN AS IPAL DUPLEX, ERF 242, PRIMINDIA EXT 20 TOWNSHIP
REGISTRATION DIVISION J.Q., NORTH WEST PROVINCE
MEASURING 141 (One thousand and Forty one) SQUARE METRES
HELD BY DEED OF TRANSFER. ST130544/2001

ALSO KNOWN AS: UNIT 7, IPAL DUPLEX, 27 CROCODILE STREET, PRIMINDIA EXTENSION 20, MADIBENG
THE PROPERTY IS ZONED: RESIDENTIAL

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

OPEN PLAN LOUNGE/DINING ROOM/STUDY, 3 BEDROOMS, KITCHEN, BATHROOM, 2 SHOWERS, 2 TOILETS

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

Should the purchaser elect to pay the balance of the purchase price, this must be paid into the sheriff's trust account within 21 days (court days), from date of sale as per the Conditions of Sale in which case any claim for interest shall lapse.

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 a full advertisement is available 24 hours before the auction at the office of the Sheriff Brits, 62 Ludorf Street, Brits.
3. The Sheriff Brits will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:-
 - A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
 - B) FICA - legislation i.r.o. proof of identity and address particulars.
 - C) Payment of a Registration Fee of R20,000.00 in cash or EFT 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.
4. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at PRETORIA 18 November 2019.

Attorneys for Plaintiff(s): Adams & Adams Attorneys. Lynnwood Bridge Office Park, 4 Daventry Street, Lynnwood Manor, Pretoria. Tel: 012-4326133. Fax: 012-4326557. Ref: LJO/MD/ek/LT3549.

AUCTION

**Case No: 41553/2016
DOCEX 104 SANDTON**

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

In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., PLAINTIFF AND NDLOVU, SAMUEL THULANI, 1ST DEFENDANT AND NDLOVU, SINDISWA HILDA, 2ND DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

14 January 2020, 10:00, SHERIFF JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN, ROOSEVELDT PARK

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 29TH September 2017 terms of which the following property will be sold in execution on 14TH January 2020 at 10H00 at the SHERIFF JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN, ROOSEVELDT PARK to the highest bidder: ERF 1913 MONDEOR EXTENSION 5 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG,

IN EXTENT: 787 (SEVEN HUNDRED AND SEVEN) SQUARE METRES, HELD by Deed of Transfer T42224/2013, SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: 27 FIELDING CRESCENT, MONDEOR EXT 5, JOHANNESBURG, THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED), The following information is furnished but not guaranteed: MAIN BUILDING: LOUNGE, DININGROOM, KITCHEN, 4 X BEDROOMS, 2 X BATHROOMS, 2 X GARAGES (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots")

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, JOHANNESBURG WEST. The office of the Sheriff for JOHANNESBURG WEST will conduct the sale.

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

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

- A) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R15 000.00 in cash

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN, ROOSEVELDT PARK.

Dated at SANDTON 5 December 2019.

Attorneys for Plaintiff(s): STRAUSS DALY INC - Email: NKupi@straussdaly.co.za. Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: 010 201 8600. Fax: 010 201 8666. Ref: SAHL/0252.Acc: THE CITIZEN.

AUCTION**Case No: 31436/2017
DOCEX 104 SANDTON**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG LOCAL DIVISION, JOHANNESBURG)**In the matter between: SAWINDU 08 (RF) (PTY) LTD PLAINTIFF AND GQAMANE: TONGAI NYAMHONDORO,
DEFENDANT****NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY****17 January 2020, 11:00, SHERIFF FOCHVILLE at THE MAGISTRATES COURT, LOSBERG STREET, FOCHVILLE**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 11TH December 2018 in terms of which the following property will be sold in execution on 17TH JANUARY 2020 at 11H00 by the SHERIFF FOCHVILLE at THE MAGISTRATES COURT, LOSBERG STREET, FOCHVILLE to the highest bidder with reserve of R236 571.24: ERF 3316 WEDELA EXTENSION 1 TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG IN EXTENT 225 (TWO HUNDRED AND TWENTY-FIVE) SQUARE METRES HELD BY DEED OF TRANSFER T35893/2014.

Situated at: 3316 RHINO CRESCENT, WEDELA EXT 1, CARLTONVILLE. ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED).

The following information is furnished but not guaranteed: MAINBUILDING: 3XBEDROOMS, BATHROOMS, LOUNGE, DININGROOM, KITCHEN, GRARGE. (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, FOCHVILLE. The office of the SHERIFF FOCHVILLE will conduct the sale.

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

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

- A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R30 000.00 in cash.
- D) Registration conditions.

NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF FOCHVILLE at 9 DORP STREET, FOCHVILLE.

Dated at SANDTON 5 December 2019.

Attorneys for Plaintiff(s): STRAUSS DALY INC - Email : NKupi@straussdaly.co.za. Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: 010 201 8600. Fax: 010 201 8666. Ref: HOU82/0051.Acc: THE CITIZEN.

AUCTION**Case No: 30512/2018**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 MBULAHENI ANDREW MABUDU (IDENTITY NUMBER: 620813 5873 08 4),
DEFENDANT****NOTICE OF SALE IN EXECUTION****20 January 2020, 10:00, Sheriff of the High Court Germiston South, 4 Angus Street, Germiston South, Germiston**

In pursuance of a judgment and warrant granted on 4 June 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 20 January 2020 at 10:00 by the Sheriff of the High Court Sheriff Germiston South at 4 Angus Street, Germiston South, Germiston to the highest bidder:

A Unit consisting of:

(a) Section No. 6 as shown and more fully described on sectional Plan No. SS167/1994, in the scheme known as RORAIMA OWL STREET in respect of the land and building or buildings situate at ELSPARK TOWNSHIP, LOCAL AUTHORITY:

EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 48 (Forty Eight) square metres in extent; and

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

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 to the property where access to the information to the property or 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 1 X Bedroom, 1 X Lounge, 1 X Kitchen, 1 X Toilet. Held by the Defendant, Mbulaheni Andrew Mabudu (Identity Number: 620813 5873 08 4), under his name under Deed of Transfer No.T56034/2008.

The full conditions may be inspected at the offices of the Sheriff of the High Court Sheriff Germiston South at 4 Angus Street, Germiston South, Germiston, during office hours.

LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001, Tel: (012) 817-4707 Fax: 086 501 6399, E-mail: evschalkwyk@lgr.co.za, Ref: EVS/Xiluva Makamu/IB001029, C/o Macintosh Cross & Farquharson, 834 Pretorius Street, Arcadia, Pretoria, PO Box 158, Pretoria, 0001. Tel: (012) 323-1406, Fax: (012) 326-6390.

Dated at Pretoria 18 November 2019.

Attorneys for Plaintiff(s): LGR Incorporated. 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001, C/O Macintosh Cross & Farquharson, 834 Pretorius Street, Arcadia. Tel: (012) 817-4707. Fax: 0865016399. Ref: EVS/Xiluva Makamu/IB001029.

WESTERN CAPE / WES-KAAP

Case No: CA21545/2018

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division)

In the matter between: CHANGING TIDES 17 (PTY) LTD. N.O, PLAINTIFF AND GABRIELE GIOVANNI SIMONCINI & ANTHEA CORNELIA SIMONCINI, DEFENDANTS

Sale In Execution

7 January 2020, 10:00, Unit 21A Coleman Business Park, Coleman Street, Elsies River

In execution of judgment in this matter, a sale will be held on TUESDAY, 7 JANUARY 2020 at 10h00 at THE GOODWOOD SHERIFF'S OFFICES, situated at UNIT 21A, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER, of the following immovable property:

ERF 23829 Goodwood, in the City of Cape Town, Cape Division, Western Cape Province, IN EXTENT: 90 Square Metres, Held under Deed of Transfer No: T 15542/2017, ALSO KNOWN AS: 16 Icarus Close, Eureka Estate, Elsies River;

IMPROVEMENTS (not guaranteed): Double Duplex Storey, Block Walls, Asbestos Roof, Vinyl & Tiled Floors, Lounge, 2 Bedrooms, Kitchen, Bathroom with Toilet. Out Building: Attached Storey, Block Walls, Corrugated Iron Roof, Tiled Floors, Open Plan Room.

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 occupational rental at the rate of R _____ per month from _____ to date of transfer.

6. The sale will be conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the Defendant for the money owing to the Plaintiff.

7. The auction will be conducted by the Sheriff: MR A H Camroodien.

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.

Rules of the auction and conditions of sale may be inspected at the Sheriff's Office: Unit 21A, Coleman Business Park, Coleman Street, Elsie's River, 24 hours prior to the auction.

Dated at Cape Town 13 November 2019.

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/SA2/1647.

**Case No: 287/2017
178 Cape Town**

IN THE MAGISTRATE'S COURT FOR FOR THE DISTRICT OF GRABOUW HELD AT GRABOUW

In the matter between: ALAN MARK LOCKETZ N.O.

MICHAEL LARRY NOVOS N.O.

ARTHUR LEVIN N.O.

(IT NO: 2279/2010), PLAINTIFF

AND SIVUYILE MICHELLE ADONIS

(ID NO: 7808255338088), DEFENDANT

NOTICE OF SALE IN EXECUTION

20 January 2020, 09:00, 145 Mitchell's Plain Avenue, WoodRidge, Woodlands, Mitchell's Plain

IN THE MAGISTRATE'S COURT FOR THE DISTRICT OF GRABOUW, HELD AT GRABOUW

CASE NO. 287/2017

In the matter between: ALAN MARK LOCKETZ N.O., First Execution Creditor MICHAEL LARRY NOVOS N.O., Second Execution Creditor ARTHUR LEVIN N.O. (IT NO: 2279/2010), Third Execution Creditor

and SIVUYILE MICHELLE ADONIS (ID NO: 7808255338088), Second Execution Debtor

NOTICE OF SALE IN EXECUTION

In pursuance of the judgment granted in the Magistrates' Court for the District of Grabouw, held at Grabouw, on 4 September 2018; and an Order granted in respect of Rule 43A on 16 August 2019; and Warrant of Execution issued thereafter; the following immovable property described hereunder will be sold in execution on MONDAY 20 JANUARY 2020 at 09h00 at 145 MITCHELL AVENUE, WOODRIDGE, WOODLANDS, MITCHELL'S PLAIN.

Description:

Immovable property situate at ERF 8536 GUGULETHU, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE, commonly known as 4 Nompumelelo Crescent, Gugulethu, Western Cape;

in extent 280 square metres; held by Deed of Transfer number T64547/2016; registered in the name of SIVUYILE MICHELLE ADONIS (ID NO 7808255338088).

Dated at Cape Town 28 November 2019.

Attorneys for Plaintiff(s): Plaintiffs. 1st Floor, Hill House, 43 Somerset Road, Green Point. Tel: 0214257854. Fax: 0214253093. Ref: LVR/A623.