

706 INSOLVENCIES

JJS ADMINISTRATORS (PTY) LTD
NOTICE OF ACCOUNT LYING OPEN FOR INSPECTION
INSOLVENT ESTATE: CRAIG MASSYN
MASTERS REF: C417/2021

PURSUANT to Section 108(2) of the Insolvency Act No. 24 of 1936 (as amended) notice is hereby given that the Second Liquidation and Distribution Account in the abovementioned insolvent estate, Masters Reference C417/2021, will lie open for inspection at the office of the Master of the High Court in Cape Town and the offices of the Magistrates in Bellville for a period of FOURTEEN (14) days as from 20 September 2024 to 4 October 2024.

JJ STEENKAMP, SM NTSIBANDE & DT MAJIEDT, JOINT TRUSTEES, C/O JJS ADMINISTRATORS (PTY) LTD, TIGGER PARK 3, WILLIE VAN SCHOOR DRIVE, TYGERVALLEY, 7530 TEL (021) 271 0415

708 LEGALS

Divorce Notice

Calvin Govender, current address unknown, is hereby notified that his spouse, April Nelson, has filed for divorce in Lake County, Indiana, USA in April 2024. In the marriage that took place July 5, 2020, with separation in July 2022. Contact spouse at her home address or email: amnelson0408@gmail.com

NOTICE OF CURATOR

In terms of Section 75 of the Administration of Estates Act no 66 of 1965, as amended

Estate no: CR198/2024

Take notice that Alec Geldenhuy's of Michalowsky - Geldenhuy's Attorneys, Suite 1101, 11th Floor, The Felix, 58 Strand Street, Cape Town was appointed as curator bonis in the estate of Pieter Henry Beukes, of Jagger Pastures Home, 52 Jagger Road, Durbanville, Western Cape on 24 July 2024

MICHALOWSKY - GELDENHUY'S ATTORNEYS Suite 1101, 11th Floor, The Felix, 58 Strand Street, Cape Town

708 LEGALS

IN THE HIGH COURT OF SOUTH AFRICA (WESTERN CAPE DIVISION, CAPE TOWN)
CASE NO. 12679/2024
At Cape Town on Wednesday, 11 September 2024
Before the Honourable Mr Justice Francis
In the matter between: IN-X TRANS (PTY) LTD
Applicant
(REGISTRATION NO: 2001/018736/07)
and
WORLD FOCUS 1181 CC First Respondent
(REGISTRATION NO: 2006/0751077/23)
(REGISTERED OFFICE: 7 MARSDEN ROAD, WALMER ESTATE, CAPE TOWN

708 LEGALS

IN THE HIGH COURT OF SOUTH AFRICA (WESTERN CAPE DIVISION, CAPE TOWN)
Before the Honourable Ms Acting Justice Pangarker
Cape Town: 30 August 2024
Case No: 16681/2024
In the matter between THE BODY CORPORATE OF AVIATION PARK Applicant
And NOZINGA FUNERAL SERVICES CO Respondent
(Registration Number 2006/029882/2)
Registered Address: Unit 6, aviation Park 18 Monroë Drive Airport Industria Western Cape province

Having heard counsel for the Applicant, and read the papers filed, it is hereby ordered that:
 1. The Respondent placed in provisional liquidation in the hands of the Master of the High Court.
 2. A Rule Nisi is issued, calling on persons interested to appear and show cause, to this Honourable Court, on 25 October at 10:00 as to:
 2.1 Why Respondent should not be placed in final liquidation; and
 2.2 Why the costs of application should not be paid by the Respondent.
 3. That this order served in any manner terms of section 34 of the Companies Act of 3.1 The Respondent registered address;
 3.2 The South African Revenue Services;
 3.3 The employed Respondent, if any;
 6. aviation Park Monroë Drive, Industria Western Cape province;
 3.4 By one publication in the Cape Times and Burger newspapers and 4. The registrar transmit a copy of winding up order to the Sheriff of the province in which the Respondent is situated and to the office of every province in which it appears that company businesses.
 5. The Sheriff shall all property which appears to belong to Respondent and to the Master an inventory of all property attached to him or her in terms of section 19 of the Insolvency Act, act 1936.

ORDER

BY ORDER OF COURT REGISTRAR
 Box 222 - Terblanche & Donnell AW Ipsier 021-949 ipsier@iafrica.co.za

IN THE HIGH COURT OF SOUTH AFRICA (WESTERN CAPE DIVISION, CAPE TOWN)
CASE NO: 3761/2024
In the matter between NEDBANK LIMITED MFC
(Registration Number 1951/00009/01)
PLAINTIFF
And MARYKE MARI-Z DU PREEZ
ID NO: 349524 0187

711 LOST DEED

FORM JJJ LOST OR DESTROYED DEED

Notice is hereby given in terms of regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of T28558/2005 passed by William Gerald Daniels, Identity Number 320609 5066 080, Married out of Community of Property in favour of CUMFY TRUST. Registration no: 2442/2004 in respect of certain: ERF 19493 PAARL SITUATE IN THE DRAKENSTEIN MUNICIPALITY DIVISION PAARL, WESTERN CAPE PROVINCE IN EXTENT 393 (THREE HUNDRED AND NINETY THREE) Square metres HELD BY Deed of Transfer Number T28558/2005 which has been lost or destroyed.

All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds, Cape Town at Room 1216, 12th Floor, 90 Plein Street, Cape Town within two weeks from the date of the publication of this notice.

Address: c/o 1st Floor, Imperial Terrace, Tyger Waterfront, Bellville, 7530
 E-Mail Address: manuela@lhatterneys.co.za
 Contact Number: 021 944 2400 Reference: MAT23815/MTS

711 LOST DEED

LOST OR DESTROYED DEED

Notice is hereby given in terms of Regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of Deed of Transfer No. T118793/2003 passed by CITY OF CAPE TOWN TO DUMISA MAXWELL MGUMESHU, Identity Number 660823 5738 089 and THANDIWE MGUMESHU, Identity Number 710816 0648 089, Married in Community of Property to Each Other, in respect of Erf 6793 Mfuleni, in the City of Cape Town, Division Stellenbosch, Western Cape Province, in Extent: 106 (One Hundred and Six) square metres, which has been lost or destroyed.

All persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at Room 1216, 12th Floor, 90 Plein Street, Cape Town within two weeks from the date of the publication of this notice.
DATED at WOODSTOCK this the 18 day of September 2024.

Applicant: AFRICA & ASSOCIATES 54 ARGYLE STREET WOODSTOCK TEL: 021 448 5913 EMAIL: rabrahams@africalaw.co.za

714 PUBLIC NOTICES

City Improvement District Blackheath
 committed to making a difference

Notice of Annual General Meeting (AGM)

The Blackheath City Improvement District NPC (BCID) will be hosting an AGM. All stakeholders are invited to a review of the past financial year's activities and planning for 2025/26.

Date: 16 October 2024
Time: 13:00
Venue: Home Choice, School Road, Blackheath, 7580

Resolutions presented at the meeting can only be voted on by bona fide members of the BCID. This membership is available free of charge to all owners of property within the BCID footprint who are liable for the additional rate (additional rate payers), but they must be registered before 07 October 2024.

To register as a member or access further information and documentation go to www.bcicd.co.za or call 021 905 0929.

ACM 381248

714 PUBLIC NOTICES

715 SALE IN EXECUTION

NOTICE OF SALE IN EXECUTION - MONTAGUE GARDENS

IN PURSUANCE OF A COURT ORDER granted on 10 May 2024 in the High Court of South Africa, Western Cape Division, Cape Town under case number 20009/2024 in favour of BUSINESS PARTNERS LIMITED (Execution Creditor) and in execution of the Warrant of Execution issued thereafter, the immovable property listed hereunder and registered in the name of TINUMZI QUEENETH NGAMLANA (Identity Number 7403190524081) (Execution Debtor) will be sold in execution on 2 OCTOBER 2024 at 11:00 held at CAPE TOWN EAST SHERIFF'S OFFICE, UNIT 15, BP ROAD, MONTAGUE GARDENS to the highest bidder subject to a reserve price of R1 300 000.00; ERF 3397, Montague Gardens, in the City of Cape Town, Cape Division, Province of the Western Cape. In extent: three hundred and fifty square metres. Held by Deed of Transfer: T8774/2004. Known as: 1 Woodcutters Way, Summer Greens, Cape Town, 7441, Zoning: Residential (Nothing guaranteed)
 The following information is furnished but not guaranteed: Single story house with tiled roof, plastered wall, four bedrooms, three bathrooms, kitchen, open plan. The property is in a good condition and the improvements are not guaranteed and sold "voetstoots".
FURTHER there shall be a reserve price in respect of the sale of the said immovable property in the amount of R1 300 000.00 (ONE MILLION THREE HUNDRED THOUSAND RAND).
 The full Conditions of Sale and rules of the auction including full advertisement is available for inspection 24 hours before the auction at the office of the Sheriff of Cape Town East; Unit 15, BP Road, Montague Gardens, Cape Town. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia: a) In accordance with the Consumer Protection Act 68 of 2008 (URL: https://www.info.gov.za/view/downloadfileAction?id=99961); b) FICA legislation requirements: Proof of ID and Residential address; c) Payment of Registration of R15 000.00 cash (refundable); d) Registration Conditions: The Purchaser shall pay 10% of the purchase price in cash or per bank guarantee cheque on the day of the sale and the balance, together with interest at the current related calculation on the Execution Creditor's claim from the date of transfer against registration of the property into the name of the purchaser. Transfer shall be effected by the attorneys for the Execution Creditor and the purchaser shall pay all transfer dues, including transfer duty, current and/or arrears levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the relevant attorneys. The sale will be conducted by the Sheriff of Cape Town East with the relevant auctioneers. Advertising costs at current publication rates and sale costs according to the court rules apply.
Dated at Tyger Valley on this the 4th day of SEPTEMBER 2024.

BDP Attorneys, Tyger Valley Chambers One, 27 Willie van Schoor Drive, Tyger Valley, Western Cape (Ref: FVDWV/MAT42319), Tel: 021 941 7777, Email: fred@bdplaw.co.za

715 SALE IN EXECUTION

AUCTION - BELHAR

IN THE HIGH COURT OF SOUTH AFRICA (WESTERN CAPE DIVISION, CAPE TOWN) CASE NO: 6585/2023. Box No: 208. In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and MOEGAMAT ISHAAN EMERAN, First Defendant; FAHIMA EMERAN, Second Defendant
AUCTION WITH A RESERVE
 In execution of the judgment in the High Court, granted on 31 August 2023, the under-mentioned property will be sold in execution on 8 October 2024 at 14h00 at the mortgaged property at 1 Nobel Street, Belhar also known as 63 Herschel Way, Belhar, subject to a reserve price of R435 000.00, to the highest bidder. ERF-30507 - BELLVILLE situate in the City of Cape Town, Cape Division, Province Western Cape measuring 320 square metres and held by Deed of Transfer No. T55069/2008 - And known as: 1 Nobel Street, Belhar also known as 63 Herschel Way, Belhar. The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.
PROPERTY DESCRIPTION: A residential dwelling consisting of a cement block building under an asbestos roof consisting of a lounge, kitchen, 2 x bedrooms, bathroom, 1 x shower, toilet and braai room.
 1. The sale is subject to the terms and conditions hereunder and the property being sold is sold voetstoots and as it stands and subject to the conditions of the existing Title Deed. This sale is subject to a reserve price of R435 000.00. 2. One-tenth (1/10) of the purchase price shall be paid in cash or by means of a bank guaranteed cheque and immediately after the property is declared to be sold and the balance of the purchase price together with interest as detailed in the Conditions of Sale to be paid against registration of transfer, and secured within fourteen (14) days after the said date of sale by a bank or building society guarantee. 3. The Rules of the auction is available 24 hours before the auction and can be inspected at the office of the Sheriff of the High Court of South Africa, Western Cape Division, Parow Valley, 4. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia: a) In accordance with the Consumer Protection Act 68 of 2008. (http://www.info.gov.za/view/downloadfileAction?id=9961); b) FICA-legislation: requirement proof of ID and residential address; c) Registration conditions. 5. Advertising costs at current publication tariff's & sale costs according to court rules will apply. And subject to the further conditions which may be read out at the time of the sale and which may be inspected at the offices of the Sheriff of the High Court. **DATED at PAROV this 29th day of JULY 2024.**

CSF ATTORNEYS INC per: T.O. PRICE, Plaintiffs Attorneys, 40 McIntyre Road, PAROV Tel: (021) 939-5120. Ref: T O PRICE/zww/F50590

715 SALE IN EXECUTION

AUCTION - ELSIES RIVER

IN THE HIGH COURT OF SOUTH AFRICA (WESTERN CAPE DIVISION, CAPE TOWN), CASE NO: 4939/2023, Box No: 208. In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and GERONIMO HENZIL OCTOBER, First Defendant; KAREN OCTOBER, Second Defendant.
AUCTION WITH A RESERVE
 In execution of the judgment in the High Court, granted on 13 September 2023, the under-mentioned property will be sold in execution on 9 OCTOBER 2024 at 11h00 at the offices of the sheriff Goodwood at Unit B5, Coleman Business Park, Coleman Street, Elsies River, subject to a reserve price of R450 000.00, to the highest bidder. ERF: 17981 - GOODWOOD, situate in the City of Cape Town, Cape Division, Province Western Cape measuring 304 square metres and held by Deed of Transfer No. T1872/2005 - And known as: 138 Range Road, The Range, Elsies River. The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.
PROPERTY DESCRIPTION: A residential dwelling consisting of a brick building under an asbestos iron roof consisting of a lounge, kitchen, 2 x bedrooms, bathroom, toilet and 2 x carports.
 1. The sale is subject to the terms and conditions hereunder and the property being sold is sold voetstoots and as it stands and subject to the conditions of the existing Title Deed. This sale is subject to a reserve price of R450 000.00. 2. One-tenth (1/10) of the purchase price shall be paid in cash or by means of a bank guaranteed cheque and immediately after the property is declared to be sold and the balance of the purchase price together with interest as detailed in the Conditions of Sale to be paid against registration of transfer, and secured within fourteen (14) days after the said date of sale by a bank or building society guarantee. 3. The Rules of the auction is available 24 hours before the auction and can be inspected at the office of the sheriff of the Court, Goodwood at the address being: Unit B5, Coleman Business Park, Coleman Street, Elsies River, subject to a reserve price of R450 000.00, to the highest bidder. ERF: 17981 - GOODWOOD, situate in the City of Cape Town, Cape Division, Province Western Cape measuring 304 square metres and held by Deed of Transfer No. T1872/2005 - And known as: 138 Range Road, The Range, Elsies River. The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.
PROPERTY DESCRIPTION: A residential dwelling consisting of a brick building under an asbestos iron roof consisting of a lounge, kitchen, 2 x bedrooms, bathroom, toilet and 2 x carports.
 1. The sale is subject to the terms and conditions hereunder and the property being sold is sold voetstoots and as it stands and subject to the conditions of the existing Title Deed. This sale is subject to a reserve price of R450 000.00. 2. One-tenth (1/10) of the purchase price shall be paid in cash or by means of a bank guaranteed cheque and immediately after the property is declared to be sold and the balance of the purchase price together with interest as detailed in the Conditions of Sale to be paid against registration of transfer, and secured within fourteen (14) days after the said date of sale by a bank or building society guarantee. 3. The Rules of the auction is available 24 hours before the auction and can be inspected at the office of the sheriff of the Court, Goodwood at the address being: Unit B5, Coleman Business Park, Coleman Street, Elsies River, subject to a reserve price of R450 000.00, to the highest bidder. ERF: 17981 - GOODWOOD, situate in the City of Cape Town, Cape Division, Province Western Cape measuring 304 square metres and held by Deed of Transfer No. T1872/2005 - And known as: 138 Range Road, The Range, Elsies River. The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.
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