## 708 LEGALS

**IN THE HIGH COURT OF SOUTH AFRICA (WESTERN CAPE DIVISION, CAPE TOWN)**
**Case no: 2025-097502**
**Before the Honourable Acting Justice Sarkas**
**Cape Town: Thursday, 21 August 2025**
**MBOMBELA PROMOTIONS (PTY) LTD T/A HIT FACTORY PRODUCTIONS**

for


**Garden Services?**

**Service Guide**

To advertise please call us on

Find it in the **Classifieds**

**021 488 4888**


## 708 LEGALS

**PROVISIONAL SEQUESTRATION**
**IN THE HIGH COURT OF SOUTH AFRICA (WESTERN CAPE DIVISION, CAPE TOWN)**
**CASE NO.: 2025-081691**
**BEFORE THE HONOURABLE MS ACTING JUSTICE MPHEGO**
**AT CAPE TOWN: ON**

Liquidators regarding the administration of the estate and to hold an enquiry in terms of section 415 or 417 of the Companies Act 61 of 1973.

S D De Vries & C Maria Verster c/o Summit Trust PO Box 15750 CAPE TOWN

## 700 LEGALS

## 709 LIQUIDATIONS

BDO

**BAYEDE MARKETING (PTY) LTD (CREDITORS VOLUNTARY) MASTER REFERENCE NUMBER: C298/2025 REGISTRATION NUMBER: 1970/002129/07**

Notice is hereby given that a Second Meeting of Creditors in the above estate will be held before the Magistrate's Court, Paarl on 26 September 2025 at 09h00 for the following purposes:

1. Submission of the Joint Liquidators report
2. Adoption of the Resolutions
3. Proof of claims.

JL KRYNAUW & NA MATLALA
JOINT LIQUIDATORS

C/O BDO BUSINESS RESTRUCTURING (PTY) LIMITED
P O BOX 820, STELLENBOSCH, 7599
TEL: 021 – 880 5400
FAX: 021 – 880 5430

## TIONS

O

ING 915
D
ERENCE
34/2024
TION
R:
7/07

given that
weeks
of the

this 8TH
2025

R AND

T21148
nnifer
s.co.za

ll

al

sing

eds

4888

## 711 LOST DEED

**LOST TITLE 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 Notarial Cession of Exclusive Use Areas Number SK3302/2025 passed by KOLEKA ANITA MQULWANA, Identity Number 651126 0653 08 4, Unmarried in favour of MARK ANTHONY JORDAN, Identity Number RIEBEEK STREET, CAPE TOWN within two weeks after the date of the publication of this notice.

STBB Address: 5 High Street, 2nd Floor, Rosenpark, Tygervalley
E-mail address: marykaw@stbb.co.za
Contact number: 021 943 3833

**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 Number T16219/1989 passed by THE EXECUTORS IN ESTATE LATE FRANS ADRIAAN ENGEL (Estate Number 2054/88), in favour of JESSICA CHARLOTTE ENGEL (Identity Number 511020 0073 01 5), Unmarried, in respect of certain Remainder Erf 11832 Bellville, in the City of Cape Town, Cape Division, Western Cape Province, 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 Western Cape at Floor 4, Information Desk, 2 Riebeek Street, Foreshore, Cape Town, within two weeks from the date of the publication of this notice.

Dated at Bellville this 9th day of September 2025.

Applicant: Venter van Eeden Inc Address: P O Box 212, Bellville, 7535
E-mail address: anmar@vve.co.za
Contact Number: 021 950 1500

## 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 Deed of Transfer T 18660/1982 Passed by Aye Diep Properties (Proprietary) Limited (No. 69/1011) Bee Diep Properties

MOSTERT, Identity Number 7210285040083, Unmarried in favour of CRYSTAL URSULA AFRICA, Identity Number 6205240139088, Unmarried in respect of ERF ERF 499 KALBASKRAAL, IN THE MUNICIPALITY SWARTLAND DIVISION MALMESBURY, PROVINCE OF THE WESTERN CAPE, IN EXTENT 495 (FOUR HUNDRED AND NINETY FIVE) 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 Floor 4, Information Desk, 2 Riebeek Street, Foreshore, Cape Town within two weeks after the date of the publication of this notice.

Dated at Bellville this 10.09.2025

Applicant: MALHERBE TUBB FAURE INC / ATTORNEYS Address: 295 Durban Road, Bellville
E-mail: leslie@mhilaw.co.za
Contact: 086191970


Looking for Garden Services?

Find it in the **Classifieds Service Guide**

To advertise please call us on

**021 488 4888**


## 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 Deed of Transfer No T63858/2014 passed by DANIEL ETIENNE FERNHOUT ID Nr 860724 5092 08 9 in favour of ELIZABETH

## 714 PUBLIC NOTICES


**There's PROMISE in Classified**


**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 to approve the extension of the CID term.**

**Date:** 08 October 2025
**Time:** 13:00
**Venue** Home Choice, School Road, Blackheath

**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 30 September 2025.**

**The application documents for the extension of the CID term are available for inspection at the management body's offices, the office of the Executive Director and are published on the management body's Website.**

**Any additional rate payer opposed to the application to extend the CID term may submit a written objection within 30 days of the conclusion of the AGM whereafter Council may approve the application if written objections have not been received from at least 51% of additional rate payers.**

**Members of the local community (including property owners, residents, tenants, body corporates, civic organisations and non-governmental, private sector or labour organisations) may submit written comments on the new five-year business plan within 30 days of the conclusion of the AGM.**

**To register as a member or access further information and documentation go to www.bcid.co.za. To submit a written objection or comment e-mail to admin@bcid.co.za or call 021 905 0929.**

ACM/451204

## 715 SALE IN EXECUTION

**SALE IN EXECUTION - BELLVILLE**

IN THE HIGH COURT OF SOUTH AFRICA (WESTERN CAPE DIVISION, CAPE TOWN). CASE NO: 2594/2022. Box No: 208. In the matter between: FIRSTRAND MORTGAGE COMPANY (RF) PTY LTD, Plaintiff and TEFAN STALIN SMITH, Defendant.
NOTICE OF SALE IN EXECUTION. AUCTION WITH A RESERVE
In execution of the judgment in the High Court, granted on 8 June 2022, the under-mentioned property will be sold in execution on 18 September 2025 at 10h00 by the Sheriff of Bellville, 16 Strand Street, Bellville, at the sheriff's offices at with a reserve price of R1 000 000.00, to the highest bidder:
A CERTAIN: ERF 17404 - Bellville, situate in the City of Cape Town, Cape Division, Province Western Cape measuring 510 square metres and held by Deed of Transfer No. T6538/2020 and know as: 39 Fluweeltjie Crescent, Belhar, Bellville.
The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in

spected at the office of the Sheriff of the High Court, SHERIFF KUILSRIVER SOUTH at 23 LANGVERWACHT ROAD, KLIPDAM, KUILSRIVER. DATED AT SANDTON THIS 04th day of AUGUST 2025 STRAUSS DALY INC. ATTORNEY FOR EXECUTION CREDITOR UNIT 801, 8th FLOOR ILLOVO POINT 68 MELVILLE ROAD ILLOVO SANDTON TEL: (010) 201 8600 REF: R GCUMENI/FF/THE1797/0167

**AUCTION - MALMESBURY**

IN THE HIGH COURT OF SOUTH AFRICA (WESTERN CAPE DIVISION, CAPE TOWN). Case Number: 22438/2023. In the matter between : SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff /Execution Creditor, (Registration Number : 2006/021576/07) And WANDA JACQUELINE CHRISTIANS (Identity Number : 740615 0197 08 7), Second Defendant / Execution Debtor
AUCTION
NOTICE OF SALE IN EXECUTION : IMMOVABLE PROPERTY
In terms of a judgment granted on 13 SEPTEMBER 2024 and 30 JANUARY 2025, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on FRIDAY 26 SEPTEMBER 2025 at 09h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 11 ST JOHN STREET, MALMESBURY, subject to a reserve of R772 991,00 (SEVEN HUNDRED AND SEVENTY TWO THOUSAND NINE HUNDRED AND NINETY ONE RAND) :
CERTAIN : ERF 6242 WESFLEUR CAPE TOWN, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE. MEASURING : 135 (ONE HUNDRED AND THIRTY FIVE) SQUARE METRES. HELD BY DEED OF TRANSFER T962/2021.
Street address : 34 Marigold Street, Protea Park, Wesfleur, Cape Town
IMPROVEMENTS
Asbestos Roof, property fully enclosed, attached garage and outside room, 1 x Living Room, 1 x Kitchen, 3 x Bedrooms, 1½ x Bathrooms. 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 : CAPE TOWN
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 by way of EFT at the date of the sale;
1.2 the balance of the purchase price shall be paid by way of an EFT secured by a Bank Guarantee within 21 (TWENTY ONE) days from the date of the sale.
2. CONDITIONS
The auction rules and 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, 11 ST JOHN STREET, MALMESBURY.
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) All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. (c) All bidders are required to pay R10 000,00 refundable registration fee in cash or EFT. (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA.
The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.
SIGNED at PRETORIA on this 1st day of AUGUST 2025.

(Sgd) (MS) C BEZUIDENHOUT
**HANNES GOUWS & PARTNERS INC.**, Attorneys for Execution Creditor, 2nd Floor, Corobay Corner, Cnr Corobay & Aramist Avenues, (Entrance in Dallas Avenue), Menlyn Maine, PRETORIA. Ref.: FORECLOSURES/MAT19693/TH Tel: (012) 321-1008; Fax: (012) 346-2239. E-mail : litigation@hannesgouws.co.za
TO : **THE SHERIFF OF THE HIGH COURT MALMESBURY**