



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 703

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Januarie

2024

No. 50021

**B**

## 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  
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ISSN 1682-5845



**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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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](mailto:PROCUREMENT@GPW-GOV.ORG)

Should you suspect that you are a victim of a scam, you must urgently contact the police and inform the *GPW*.

*GPW* has an official email with the domain as [@gpw.gov.za](mailto:@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](http://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](mailto:Annamarie.DuToit@gpw.gov.za)

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

Security Services: Mr Daniel Legoabe, at tel. (012) 748 6176.  
Email: [Daniel.Legoabe@gpw.gov.za](mailto: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**, Friday 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 Variable Priced 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
Liquidators Notice	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.gpwnonline.co.za](http://www.gpwnonline.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 <b>after</b> submission deadline
Eastern Cape	Weekly	Monday	One week before publication	3 working days prior to publication
Northern Cape	Weekly	Monday	One week before publication	3 working days prior to publication
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 <b>after</b> submission deadline
Northern Cape Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 working days <b>after</b> submission deadline
National Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 working days <b>after</b> 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](http://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](mailto: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 not 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](mailto: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](mailto: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.gpwnonline.co.za](http://www.gpwnonline.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](mailto:submit.egazette@gpw.gov.za)

**E-mail:** [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)

**Tel:** 012-748 6200

**Contact person for subscribers:** Mrs M. Toka:

**E-mail:** [subscriptions@gpw.gov.za](mailto: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

Case No: 790 / 2022

IN THE MAGISTRATE'S COURT FOR

(THE DISTRICT OF JOHANNESBURG NORTH HELD AT RANDBURG)

In the matter between: **THE BODY CORPORATE OF 108 ON BLANDFORD, Plaintiff, and PORTIA THERESA NHLAPO, FIRSTRAND BANK LIMITED, CITY OF JOHANNESBURG, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-06, 11H00, SHERIFF OF THE MAGISTRATE'S COURT, RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, JOHANNESBURG**

A unit consisting of

(a) SECTIONAL TITLE UNIT 25, as shown and more fully described on Sectional Plan No SS 621 / 2014 in the scheme known as 108 ON BLANDFORD in respect of the land and building or buildings situated at UNIT 25, 108 ON BLANDFORD, 69A BLANDFORD ROAD, NOORDHANG, EXT 73, of which section the floor area, according to the said sectional plan is 201 (Two Hundred and 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.

IN EXTENT : 201 (TWO HUNDRED AND ONE) SQUARE METRES;

HELD BY : Deed of Transfer No. ST 69292 / 2020 and subject to the conditions contained therein.

MORE specifically known as UNIT 25, 108 ON BLANDFORD, 69A BLANDFORD ROAD, NOORDHANG, EXT 73.

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

Property Description: The premises is a Sectional Title Unit. This unit consists of Lounge, Kitchen, Dining Room, 2 Bathrooms, 3 Bedrooms, 2 Garages, Garden, Tiled Roof, Face Brick Walls and Steel Windows.

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 the 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 the sale, to be calculated as follows: 6% (Six Percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and 3.5 % (Three And A Half Percent) 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 (Forty Thousand Rand) PLUS VAT 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.

The estimated cost of advertising the auction is R6, 500.00.

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 Randburg West

**TAKE FURTHER NOTE THAT -**

1 the Notice of Sale is in accordance with the provisions of Rule 43 of the Magistrate 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;

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 Centre Act 38 of 2001 ("FICA");

3 a Registration Fee of R50, 000.00 (Fifty Thousand Rand) is payable by electronic funds transfer before sale;

4 the Registration Conditions, as set out in the Regulations of the CPA, will apply;

5 a copy of the CPA and the Regulations thereto, are available at [www.acts.co.za](http://www.acts.co.za) (the Act) and [www.info.gov.za](http://www.info.gov.za) (the Regulations).

Dated at: EDENVALE, 2024-01-10.

DE PINHO ATTORNEYS, 20A MARE ROAD, EDENVALE, 1610, Tel. 011 057 9933, Ref. MRS S.L. LOWE / KM / 354 - 100957.

**Case No: D6782/2019  
378 DURBAN**

**IN THE HIGH COURT OF SOUTH AFRICA  
(KWAZULU-NATAL LOCAL DIVISION, DURBAN)**

**In the matter between: THE STANDARD BANK OF S. A. LIMITED, PLAINTIFF, and VICTOR LOYISO BEBULA, FIRST DEFENDANT, and NKOSINGIPHILE FELICITY BEBULA, SECOND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2024-02-05, 09:00, Sheriff Durban West, No. 32 Melbourne Road, entrance in Banshee Lane Umbilo, Durban**

The Property is situate at:

A Unit Consisting of:-

(a) Section No. 3 as shown and more fully described on Sectional Plan No. SS 312/1985 in the scheme known as RYDER COURT in respect of the land and building or buildings situate at DURBAN in the ETHEKWINI MUNICIPALITY of which section the floor area, according to the said sectional plan, is 103 (One Hundred and Three) square metres in extent;

and

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

HELD under DEED OF TRANSFER NO. ST 32847/03

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

(hereinafter referred to as the Property)

**PHYSICAL ADDRESS: 3 RYDER COURT, 638 UMBILO ROAD, UMBILO, DURBAN  
(IN THE ETHEKWINI MAGISTERIAL DISTRICT)**

**ZONING**

Special Residential (nothing guaranteed)

Improvements: (not guaranteed)

The following information is furnished but not guaranteed:

BLOCK OF FLATS, 1ST FLOOR, BRICK WALLS, WOODEN FLOORS, LOUNGE, KITCHEN, 2X BEDROOMS, BATHROOM, SHOWER, TOILET, BALCONY AND FENCED BOUNDARY.

**TAKE FURTHER NOTICE THAT:-**

1. The sale in execution is pursuant to a judgement obtained in the above court.
2. the Rules of the auction and full advertisement are available 24 hours before the auction at the office of the Sheriff for Durban West, No. 1 Rhodes Avenue, Glenwood, Durban.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:-
  - (a) Direction 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 R20 000.00 in cash
  - (d) Registration conditions

4. The office of the Sheriff Durban West will conduct the sale with Auctioneers N Adams.

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

The full conditions of sale may be inspected at the office of the Sheriff for Durban West, No. 1 Rhodes Avenue, Glenwood, Durban for 15 days prior to the date of sale.

Dated at: DURBAN, 2023-10-07.

S D MOLOI AND ASSOCIATES INC., 39 ST THOMAS ROAD, BEREA, MUSGRAVE, DURBAN, Tel. (031) 3012812, Ref. 0014-18.

**Case No: D6782/2019  
378 DURBAN**

IN THE HIGH COURT OF SOUTH AFRICA  
(KWAZULU-NATAL LOCAL DIVISION, DURBAN)

**In the matter between: THE STANDARD BANK OF S. A. LIMITED, PLAINTIFF,, and VICTOR LOYISO BEBULA, FIRST DEFENDANT, and NKOSINGIPHILE FELICITY BEBULA, SECOND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2024-02-05, 09:00, Sheriff Durban West, No. 32 Melbourne Road, entrance in Banshee Lane Umbilo, Durban**

The Property is situate at:

A Unit Consisting of:-

(a) Section No. 3 as shown and more fully described on Sectional Plan No. SS 312/1985 in the scheme known as RYDER COURT in respect of the land and building or buildings situate at DURBAN in the ETHEKWINI MUNICIPALITY of which section the floor area, according to the said sectional plan, is 103 (One Hundred and Three) square metres in extent;

and

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

HELD under DEED OF TRANSFER NO. ST 32847/03

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

(hereinafter referred to as the Property)

PHYSICAL ADDRESS: 3 RYDER COURT, 638 UMBILO ROAD, UMBILO, DURBAN  
(IN THE ETHEKWINI MAGISTERIAL DISTRICT)



## ZONING

Special Residential (nothing guaranteed)

Improvements: (not guaranteed)

The following information is furnished but not guaranteed:

BLOCK OF FLATS, 1ST FLOOR, BRICK WALLS, WOODEN FLOORS, LOUNGE, KITCHEN, 2X BEDROOMS, BATHROOM, SHOWER, TOILET, BALCONY AND FENCED BOUNDARY.

## TAKE FURTHER NOTICE THAT:-

1. The sale in execution is pursuant to a judgement obtained in the above court.
2. the Rules of the auction and full advertisement are available 24 hours before the auction at the office of the Sheriff for Durban West, No. 1 Rhodes Avenue, Glenwood, Durban.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:-
  - (a) Direction 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 R20 000.00 in cash
  - (d) Registration conditions

4. The office of the Sheriff Durban West will conduct the sale with Auctioneers N Adams.

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

The full conditions of sale may be inspected at the office of the Sheriff for Durban West, No. 1 Rhodes Avenue, Glenwood, Durban for 15 days prior to the date of sale.

Dated at: DURBAN, 2023-10-07.

S D MOLOI AND ASSOCIATES INC., 39 ST THOMAS ROAD, BEREA, MUSGRAVE, DURBAN, Tel. (031) 3012812, Fax. 0865779806, Ref. 0014-18.

Case No: 11356/2022

IN THE HIGH COURT OF SOUTH AFRICA  
(WESTERN CAPE DIVISION)

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff)**, and **MOGAMAT YUSRIEK VOTERSON, Identity Number 8404285225088 (First Defendant)**, and **SAKEENA VOTERSON, Identity Number 8508260248087 (Second Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-07, 11:00, At the Sheriff's office of Goodwood Area 2 known as Unit B5, Coleman Business Park, Coleman Street, Elsies River**

1. Property: 10B Loganberry Street, Bonteheuwel
2. Domicile: 8 Daphne Court, Heideveld
3. Residential: 10B Loganberry Street, Bonteheuwel

In execution of a judgment of the above honourable court dated 31 July 2023, the undermentioned immovable property will be sold in execution on Wednesday, 7 February 2024 at 11:00 at the Sheriff's Office of Goodwood Area 2

ERF 131058 Cape Town, Situate in the City of Cape Town, Division Cape, Province of Western Cape;

In Extent: 100 square metres

Held by Deed of Transfer No T26428/2013

ALSO KNOWN AS: 10B Loganberry Street, Bonteheuwel

CONDITIONS OF SALE:

1. The sale is subject to:
  - 1.1 The sale is conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, 68 of 2008 (as amended).
  - 1.2 All bidders are required to present their identity documents together with their proof of residence for FICA compliance.



- 1.3 Payment of registration fee of R15,000.00 (refundable) in cash or bank guaranteed cheque.
2. One-tenth of the purchase price shall be paid immediately after the property is declared to be sold and the balance of the purchase price together with interest thereon to be paid against registration of transfer.
3. The following improvements have been made to the property (although nothing is guaranteed in this regard). A residential dwelling comprising out of:  
Semi-attached double storey, block walls, asbestos rood, laminated floors, lounge/diningroom, 2x bedrooms, 1x toilet & bathroom, vibrecrete fenced boundary.
4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, GOODWOOD AREA 2 and at the offices of the undersigned.
5. Advertising costs at current publication rates and sale costs according to court rules apply.
6. A reserve price of R350 000.00.

Dated at: Tyger Valley, 2023-12-05.

Marais Müller Hendricks Inc, 1st Floor, Tygerforum A, 53 Willie van Schoor Drive, TYGER VALLEY, Tel. (021) 943 5800, Ref. GM de wet.

**Case No: 790 / 2022**

IN THE MAGISTRATE'S COURT FOR

(THE DISTRICT OF JOHANNESBURG NORTH HELD AT RANDBURG)

**In the matter between: THE BODY CORPORATE OF 108 ON BLANDFORD, Plaintiff, and PORTIA THERESA NHLAPO, FIRSTRAND BANK LIMITED, CITY OF JOHANNESBURG, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-06, 11H00, SHERIFF OF THE MAGISTRATE'S COURT, RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, JOHANNESBURG**

A unit consisting of

(a) SECTIONAL TITLE UNIT 25, as shown and more fully described on Sectional Plan No SS 621 / 2014 in the scheme known as 108 ON BLANDFORD in respect of the land and building or buildings situated at UNIT 25, 108 ON BLANDFORD, 69A BLANDFORD ROAD, NOORDHANG, EXT 73, of which section the floor area, according to the said sectional plan is 201 (Two Hundred and 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.

IN EXTENT : 201 (TWO HUNDRED AND ONE) SQUARE METRES;

HELD BY : Deed of Transfer No. ST 69292 / 2020 and subject to the conditions contained therein.

MORE specifically known as UNIT 25, 108 ON BLANDFORD, 69A BLANDFORD ROAD, NOORDHANG, EXT 73.

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

Property Description: The premises is a Sectional Title Unit. This unit consists of Lounge, Kitchen, Dining Room, 2 Bathrooms, 3 Bedrooms, 2 Garages, Garden, Tiled Roof, Face Brick Walls and Steel Windows.

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 the 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 the sale, to be calculated as follows: 6% (Six Percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and 3.5 % (Three And A Half Percent) 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 (Forty Thousand Rand) PLUS VAT 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.

The estimated cost of advertising the auction is R6, 500.00.

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 Randburg West

#### TAKE FURTHER NOTE THAT -

1 the Notice of Sale is in accordance with the provisions of Rule 43 of the Magistrate 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;

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 Centre Act 38 of 2001 ("FICA");

3 a Registration Fee of R50, 000.00 (Fifty Thousand Rand) is payable by electronic funds transfer before sale;

4 the Registration Conditions, as set out in the Regulations of the CPA, will apply;

5 a copy of the CPA and the Regulations thereto, are available at [www.acts.co.za](http://www.acts.co.za) (the Act) and [www.info.gov.za](http://www.info.gov.za) (the Regulations).

Dated at: EDENVALE, 2024-01-10.

DE PINHO ATTORNEYS, 20A MARE ROAD, EDENVALE, 1610, Tel. 011 057 9933, Ref. MRS S.L. LOWE / KM / 354 - 100957.

**Case No: 42518/2020**  
**10 Hyde Park**

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

**In the matter between: TUHF URBAN FINANCE (RF) LIMITED - Applicant/Execution Creditor, and THE HOUSE OF TANDOOR ENTERTAINMENT CC - First Respondent/Execution Debtor; ERIC MNTUVEDWA MPOBOLA - Second Respondent/Execution Debtor; MAHLOKO SIMON MOKHEMA - Third Respondent/Execution Debtor; GLORIA DINAH MOKHEMA - Fourth Respondent /Execution Debtor and BUYISILE MRADU - Fifth Respondent/Execution Debtor**

**NOTICE OF SALE IN EXECUTION - AUCTION: IMMOVABLE PROPERTY**

**2024-01-31, 14h00, 61 Van Riebeeck Street, Alberton by the Sheriff of Johannesburg East, Mr J.A. Thomas and/or P. Ora and/or A Jegels**

**IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, JOHANNESBURG**

In the matter between:

**TUHF URBAN FINANCE (RF) LIMITED**

**Applicant/Execution Creditor**

and

**THE HOUSE OF TANDOOR  
ENTERTAINMENT CC**

**First Respondent/Execution Debtor**

**ERIC MNTUVEDWA MPOBOLA**

**Second Respondent/Execution Debtor**

**MAHLOKO SIMON MOKHEMA**

**Third Respondent/Execution Debtor**

**GLORIA DINAH MOKHEMA**

**Fourth Respondent /Execution Debtor**

**BUYISILE MRADU**

**Fifth Respondent/Execution Debtor**

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**AUCTION: NOTICE OF SALE IN EXECUTION**

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In pursuance of a Judgement order granted on 9 March 2022

On 08 November 2023

at 21 Hubert Street, Westgate, Johannesburg by the Acting Sheriff of Johannesburg East, Mr Ian Burton,  
or his Deputy

at 09:00 AM

to the highest bidder, without reserve

The right, title and interest of the Execution Debtors in: -

ERF 444 BELLE-VUE TOWNSHIP  
REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG  
MEASURING 495 (FOUR HUNDRED AND NINETY-FIVE) SQUARE METRES  
HELD BY DEED OF TRANSFER NUMBER T38682/2011 AND SUBJECT TO SUCH CONDITIONS AS  
SET OUT THEREIN ("the Property")

Property Address:

Description:

Improvements: There have been no improvements, the condition of the building is not  
guarantevoetstoots

1.  
Protection Act 88 of 2008, as amended.

2.

R50,000.00 refundable registration fee prior to the commencement of the auction in order to obtain a buyer's card. Registration as a buyer is a prerequisite, subject to conditions.

3. The Purchaser shall pay a deposit 10% at the time of the sale, and the balance, and interest thereon to be paid in accordance with the provisions of the conditions of sale.

4.

The full conditions of sale may be inspected at the offices of the Sheriff of the High Court, Sheriff Palm Ridge (Acting Sheriff Johannesburg East) 39A Louis Trichardt Street, Alberton North.

Dated at: JOHANNESBURG, 2022-12-05.

Schindlers Attorneys and Notaries, THIRD FLOOR, 3 MELROSE BOULEVARD, MELROSE ARCH, 2196, Tel. 011 448 9600, Fax. 086 608 9600, Ref. PVD/M/G19192, Acc. Pierre Herman van der Merwe.

**Case No: 55837/2021  
Docex 262, JOHANNESBURG**

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

**In the matter between: NEDBANK LIMITED, Plaintiff, and CANHA, G F, Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**

**2024-02-02, 10:00, Sheriff of the High Court, Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort**

This is a sale in execution pursuant to a Judgment obtained in the above Honourable Court dated 11 April 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 2 February 2024 at 10H00, to the highest bidder, subject to a reserve of R350 000.00. A unit consisting of Section No. 18 as shown as more fully described on Sectional Plan No. SS72/2004 in the scheme known as Calypso in respect of land and buildings situate at Wilgeheuwel Extension 28 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 Section 18 Door Number 18 Calypso, 11 Cabernet Street, Wilgeheuwel Extension 28; measuring 71 square metres; Zoned – Residential; as held by the Defendant under Deed of Transfer Number ST54505/2015. Improvements: (The nature, extent, condition and existence of the improvements are not guaranteed) 2 Bedrooms, 1 Bathroom, 1 Living Room, 1 Lounge, 1 Study, 1 Carport The 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, 2023-12-12.

Biccari Bollo Mariano Inc, Oxford & Glenhove Building 1, Ground Floor, 116 Oxford Road, Melrose Estate, Johannesburg, Tel. 011 628 9300, Fax. 011 788 1736, Ref. W Hodges/RN5992.

**Case No: 841/2021**

IN THE MAGISTRATE'S COURT FOR

(THE MAGISTERIAL DISTRICT OF EKURHULENI SOUTH-EAST HELD AT BRAKPAN)

**In the matter between: Cape Finance Corporation (Pty) Ltd, Plaintiff, and Pink Panther Fuels (Pty) Ltd (Reg no.: 2013/053920/07), First Defendant, and Cindy Marcelle Katz (ID no.: 920117 0052 083), Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-02, 14:00, Sheriff Brakpan, 127B Kitzinger Avenue, Brakpan**

Conditions of Sale can be inspected at the offices of the Sheriff Brakpan (127B Kitzinger Avenue, Brakpan) and will be read out by the Sheriff prior to the sale in execution.

No warranties are given with regard to the description, extent and/or improvements of the property.

Property: ERF 73 SALLIES VILLAGE TOWNSHIP REGISTRATION DIVISION IR,  
PROVINCE OF GAUTENG, MEASURING 3767 (Three Thousand Seven  
Hundred and Sixty-Seven) SQUARE METERS  
WITH street address at 11 CROCODILE STREET, SALLIES VILLAGE  
HELD by Deed of Transfer T20271/2019

Improvements: entrance hall, 3 bedrooms, 2 bathrooms, 1 dining room, 1 lounge, kitchen, pantry,  
outbuilding with 3 rooms, wire and brick fencing, face brick outer wall, peak galvanized iron roof and wood inner  
floor.

Zoned: Residential Erf

The sale shall be conducted in accordance with the provisions of Rule 43 and Rule 43A, of the Magistrate's Courts Rules and all other applicable law.

The property shall be sold by the Sheriff of BRAKPAN at 14H00 to the highest bidder without a reserve price.

The sale shall be for South African Rands and no bid of less than R1 000.00 (one thousand rand) shall be accepted.

The Execution Creditor shall be entitled to cancel the sale at any stage before the bidding starts.

If any dispute arises about any bid the property may again be put up for auction.

If the Sheriff makes any mistake in selling, such mistake shall not be binding on any of the parties, but may be rectified.

If the Sheriff suspects that a bidder is unable to pay either the deposit or the balance of the purchase price referred to above, the Sheriff may refuse to accept the bid of such bidder or accept is provisionally until the bidder satisfies the Sheriff that such bidder is able to pay the deposit and the balance of the purchase price.

On the refusal of a bid under circumstances referred to above, the property may immediately be put up for auction again.

Dated at: Pretoria, 2024-01-12.

VRA Attorneys (Pretoria) Inc., C/O DP Attorneys Inc., Block B, PMA House, Pony Street, Tijger Vallei Office Park, Silverlakes Drive, Pretoria, C/O 225 Rondebult Road, Farrar Park, Boksburg, Tel. 012 348 2167, Ref. CF011.

**Case No: 841/2021**

IN THE MAGISTRATE'S COURT FOR

(THE MAGISTERIAL DISTRICT OF EKURHULENI SOUTH-EAST HELD AT BRAKPAN)

**In the matter between: Cape Finance Corporation (Pty) Ltd, Plaintiff, and Pink Panther Fuels (Pty) Ltd (Reg no.: 2013/053920/07), First Defendant, and Cindy Marcelle Katz (ID no.: 920117 0052 083), Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-02, 14:00, Sheriff Brakpan, 127B Kitzinger Avenue, Brakpan**

Conditions of Sale can be inspected at the offices of the Sheriff Brakpan (127B Kitzinger Avenue, Brakpan) and will be read out by the Sheriff prior to the sale in execution.

No warranties are given with regard to the description, extent and/or improvements of the property.

Property: AGRICULTURAL HOLDING NUMBER 116, WITHOK ESTATES AGRICULTURAL  
HOLDINGS, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG,

MEASURING 4.0442 (Four point zero four four two) HECTARES  
WITH street address at Denne Road, Withok Estates Agricultural Holdings  
HELD by Deed of Transfer T31310/2015

Improvements: 3 bedrooms, 2 bathrooms, 1 dinning room, 1 lounge, kitchen, out building with 3 rooms, swimming pool, pavement, concrete and brick fencing, face brick outer wall, flat galvanized roof.

Zoned: Agricultural Holding

The sale shall be conducted in accordance with the provisions of Rule 43 and Rule 43A, of the Magistrate's Courts Rules and all other applicable law.

The property shall be sold by the Sheriff of BRAKPAN at 14H00 to the highest bidder without a reserve price.

The sale shall be for South African Rands and no bid of less than R1 000.00 (one thousand rand) shall be accepted.

The Execution Creditor shall be entitled to cancel the sale at any stage before the bidding starts.

If any dispute arises about any bid the property may again be put up for auction.

If the Sheriff makes any mistake in selling, such mistake shall not be binding on any of the parties, but may be rectified.

If the Sheriff suspects that a bidder is unable to pay either the deposit or the balance of the purchase price referred to above, the Sheriff may refuse to accept the bid of such bidder or accept is provisionally until the bidder satisfies the Sheriff that such bidder is able to pay the deposit and the balance of the purchase price.

On the refusal of a bid under circumstances referred to above, the property may immediately be put up for auction again.

Dated at: Pretoria, 2024-01-12.

VRA Attorneys (Pretoria) Inc.

C/O DP Attorneys Inc., Block B, PMA House, Pony Street, Tijger Valleï Office Park, Silverlakes Drive, Pretoria  
C/O 225 Rondebult Road, Farrar Park, Boksburg, Tel. 012 348 2167, Ref. CF011.

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