



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 685

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No. 46672

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

N.B. The Government Printing Works will  
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**AIDS HELPLINE: 0800-0123-22 Prevention is the cure**

**IMPORTANT NOTICE:**

THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.

**No** FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

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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@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** **2022**

*The closing time is **15:00** sharp on the following days:*

- **31 December 2021**, Friday for the issue of Friday **07 January 2022**
- **07 January**, Friday for the issue of Friday **14 January 2022**
- **14 January**, Friday for the issue of Friday **21 January 2022**
- **21 January**, Friday for the issue of Friday **28 January 2022**
- **28 January**, Friday for the issue of Friday **04 February 2022**
- **04 February**, Friday for the issue of Friday **11 February 2022**
- **11 February**, Friday for the issue of Friday **18 February 2022**
- **18 February**, Friday for the issue of Friday **25 February 2022**
- **25 February**, Friday for the issue of Friday **04 March 2022**
- **04 March**, Friday for the issue of Friday **11 March 2022**
- **11 March**, Friday for the issue of Friday **18 March 2022**
- **17 March**, Thursday for the issue of Friday **25 March 2022**
- **25 March**, Thursday, for the issue of Thursday **01 April 2022**
- **01 April**, Wednesday, for the issue of Friday **08 April 2022**
- **07 April**, Friday for the issue of Thursday **14 April 2022**
- **13 April**, Friday for the issue of Friday **22 April 2022**
- **21 April**, Thursday for the issue of Friday **29 April 2022**
- **28 April**, Friday for the issue of Friday **06 May 2022**
- **06 May**, Friday for the issue of Friday **13 May 2022**
- **13 May**, Friday for the issue of Friday **20 May 2022**
- **20 May**, Friday for the issue of Friday **27 May 2022**
- **27 May**, Friday for the issue of Friday **03 June 2022**
- **03 June**, Friday for the issue of Friday **10 June 2022**
- **09 June**, Thursday for the issue of Friday **17 June 2022**
- **17 June**, Friday for the issue of Friday **24 June 2022**
- **24 June**, Friday for the issue of Friday **01 July 2022**
- **01 July**, Friday for the issue of Friday **08 July 2022**
- **08 July**, Friday for the issue of Friday **15 July 2022**
- **15 July**, Friday for the issue of Friday **22 July 2022**
- **22 July**, Friday for the issue of Friday **29 July 2022**
- **29 July**, Friday for the issue of Friday **05 August 2022**
- **04 August**, Thursday for the issue of Friday **12 August 2022**
- **12 August**, Friday for the issue of Friday **19 August 2022**
- **19 August**, Friday for the issue of Friday **26 August 2022**
- **26 August**, Friday for the issue of Friday **02 September 2022**
- **02 September**, Friday for the issue of Friday **09 September 2022**
- **09 September**, Friday for the issue of Friday **16 September 2022**
- **16 September**, Thursday for the issue of Friday **23 September 2022**
- **23 September**, Thursday for the issue of Friday **30 September 2022**
- **30 September**, Friday for the issue of Friday **07 October 2022**
- **07 October**, Friday for the issue of Friday **14 October 2022**
- **14 October**, Friday for the issue of Friday **21 October 2022**
- **21 October**, Friday for the issue of Friday **28 October 2022**
- **28 October**, Friday for the issue of Friday **04 November 2022**
- **04 November**, Friday for the issue of Friday **11 November 2022**
- **11 November**, Friday for the issue of Friday **18 November 2022**
- **18 November**, Friday for the issue of Friday **25 November 2022**
- **25 November**, Friday for the issue of Friday **02 December 2022**
- **02 December**, Friday for the issue of Friday **09 December 2022**
- **08 December**, Thursday for the issue of Thursday **15 December 2022**
- **15 December**, Thursday for the issue of Friday **23 December 2022**
- **22 December**, Thursday for the issue of Friday **30 December 2022**

## 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.gpwonline.co.za](http://www.gpwonline.co.za)

All re-submissions will be subject to the standard cut-off times.

**All notices received after the closing time will be rejected.**

Government Gazette Type	Publication Frequency	Publication Date	Submission Deadline	Cancellations Deadline
National Gazette	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 15h00 - 3 working days prior to publication
Regulation Gazette	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 15h00 - 3 working days prior to publication
Petrol Price Gazette	Monthly	Tuesday before 1st Wednesday of the month	One day before publication	1 working day prior to publication
Road Carrier Permits	Weekly	Friday	Thursday 15h00 for next Friday	3 working days prior to publication
Unclaimed Monies (Justice, Labour or Lawyers)	January / September 2 per year	Last Friday	One week before publication	3 working days prior to publication
Parliament (Acts, White Paper, Green Paper)	As required	Any day of the week	None	3 working days prior to publication
Manuals	Bi- Monthly	2nd and last Thursday of the month	One week before publication	3 working days prior to publication
State of Budget (National Treasury)	Monthly	30th or last Friday of the month	One week before publication	3 working days prior to publication
<i>Extraordinary Gazettes</i>	As required	Any day of the week	<i>Before 10h00 on publication date</i>	<i>Before 10h00 on publication date</i>
Legal Gazettes A, B and C	Weekly	Friday	One week before publication	Tuesday, 15h00 - 3 working days prior to publication
Tender Bulletin	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 15h00 - 3 working days prior to publication
Gauteng	Weekly	Wednesday	Two weeks before publication	3 days <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.gpwnonline.co.za](http://www.gpwnonline.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: 20416/2017**  
**021 782 0136**

IN THE HIGH COURT OF SOUTH AFRICA  
(Western Cape High Court, Cape Town)

**In the matter between: Firststrand Bank Limited, Plaintiff, and Muqtadir Manuel, and Shameem Manuel, Defendants**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**  
**2022-07-13, 13H30, 106 2nd Avenue, Grassy Park**

In execution of a Judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit, a sale without reserve will be held as above mentioned of the undermentioned property of the defendants

Erf 6326 Grassy Park Situate in City of Cape Town, Cape Division, Western Cape In extent : 520 square metres held by: Deed of Transfer No. T91376/2006 ("property") Also known as: 106 2nd Avenue, Grassy Park, The following information is furnished but not guaranteed: Brick Dwelling Under Asbestos & Zinc Roof Divided into 4 Units comprising of: Unit 1 - Open plan Kitchen/living room, 3 bedrooms and bathroom/toilet, Unit 2 - Open plan kitchen/living room, 2 bedrooms and bathroom/toilet, Unit 3 - Open plan kitchen/living room, 2 bedrooms and a bathroom/toilet, Unit 4 - Open plan kitchen/living room, 2 bedrooms and a bathroom/toilet

condition of sale:

1. 10% (ten per centum) of the purchase price in cash, EFT payment or bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be furnished within 14(fourteen) days from date of the sale.

2. The Purchasers shall, immediately on demand by the sheriff, pay the sheriffs commission as follows: 6%(six percentum) on the first R100 000.00 of the sale price; and thereafter; 3.5% (three comma five percentum) on R100 001.00 to R400 000.00 of the sale price; and thereafter; 1.5% (one comma five percentum) on the balance of the proceeds of the sale; provided that the minimum amount commission payable shall be R3 000.00 and the maximum R40 000.00 plus vat

3. The rules of this auction is available 24 hours before the auction and can be inspected at the office of the Sheriff Wynberg South at the address being; No. 7 Electric Road, Wynberg South telephone number 021-761 2820.

3.a Registration as a buyer is a pre-requisite subject to specific conditions inter alia:

3.b in accordance with the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/downloadfileAction?id=9961>);

3.c FICA- legislation: requirement: proof of ID and residential address

3.d Registration conditions.

Dated at: FISH HOEK, 2022-06-07.

Lindsay & Waters, 16th Avenue, no 7 Fish Hoek, Tel. 021 782 0136, Fax. 0866152829, Ref. PM Waters Oosthuizen.

**Case No: 370/2021**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and AHMED ABDELRAHMAN MATTER, 1<sup>st</sup> Defendant and LEILA MATTER, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2022-07-20, 11:00, THE SHERIFF'S OFFICE, CAPE TOWN EAST: UNIT 15, MACIAS INDUSTRIAL PARK, CNR MONTAGUE DRIVE & BP ROAD, MONTAGUE GARDENS**

In pursuance of a judgment granted by this Honourable Court on 18 OCTOBER 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R570 000.00, by the Sheriff of the High Court CAPE TOWN EAST, to the highest bidder.

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

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

ERF 156169 CAPE TOWN AT MAITLAND, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF WESTERN CAPE, IN EXTENT 71 (SEVENTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T61848/2006, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 2C MANZANI HEIGHTS, 12TH AVENUE, KENSINGTON, WESTERN CAPE)

MAGISTERIAL DISTRICT: CAPE

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS & OUTBUILDING: SINGLE GARAGE.

Dated at PRETORIA, 2022-05-10.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U22255/DBS/N FOORD/CEM.

**Case No: 33726/2020**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and ALFRED NORMAN MOTSI, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-07-21, 09:00, THE SHERIFF'S OFFICE, PRETORIA SOUTH WEST: AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA WEST**

In pursuance of a judgment granted by this Honourable Court on 24 JANUARY 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R650 000.00, by the Sheriff of the High Court PRETORIA SOUTH WEST, to the highest bidder.

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

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

A UNIT CONSISTING OF -

(A) SECTION NO. 2 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS243/1987 IN THE SCHEME KNOWN AS DUET 3304, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 3304 ELANDSPOORT TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 55 (FIFTY FIVE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST7803/2004 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER NO. ST7803/2004

(also known as: 213 MIKE DU TOIT STREET, ELANDSPOORT, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, LIVING ROOM, KITCHEN, 4 BEDROOMS, 2 BATHROOMS & OTHER FACILITIES: COVERED PATIO, CARPORT.

Dated at PRETORIA, 2022-05-16.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S14045/DBS/N FOORD/CEM.

**Case No: 62378/2020**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and GIDEON ROTHMANN, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-07-21, 09:00, THE SHERIFF'S OFFICE, BENONI: 180 PRINCESS AVENUE, BENONI**

In pursuance of a judgment granted by this Honourable Court on 23 AUGUST 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R1 350 000.00, by the Sheriff of the High Court BENONI, to the highest bidder.

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

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

ERF 3414 RYNFIELD EXTENSION 65 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, IN EXTENT: 500 (FIVE HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER T18961/2016. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 25 LESSING CLOSE, 205A LESSING STREET, RYNFIELD, BENONI, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI SOUTH EAST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, LAUNDRY, 3 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET, BALCONY, COVERED PATIO & OUTBUILDING: 2 GARAGES & OTHER FACILITIES: SHADE-NET CARPORT, AUTOMATIC GARAGE DOOR, ALARM SYSTEM.

Dated at PRETORIA, 2022-05-11.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S13733/DBS/N FOORD/CEM.

**Case No: 44380/2020**

**Docex: 110 PRETORIA**

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

**In the matter between: NEDBANK LIMITED (Plaintiff) and TLADI TSIE HOWARD MALEFANE, Identity number: 700610 5425 08 6 (Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-07-20, 10:00, Sheriff Bloemfontein West's offices, 6(A) Third Street, Arboretum, Bloemfontein**

ERF 28469 BLOEMFONTEIN EXT 166 TOWNSHIP, DISTRICT BLOEMFONTEIN, FREE STATE PROVINCE  
IN EXTENT 1 293 SQUARE METRES

HELD BY DEED OF TRANSFER T2944/2017

SUBJECT TO THE CONDITIONS IMPOSED BY THE WOODLANDS HILLS  
HOMEOWNERS ASSOCIATION



PHYSICAL ADDRESS: 170 SWARTWITPENS CIRCLE, BLOEMFONTEIN EXT 166

DOMICILIUM ADDRESS: 1975 ACCRA STREET, KLIPFONTEIN VIEW, MIDRAND

BONDHOLDER: NEDBANK LTD, P.O. BOX 1114, JOHANNESBURG 2000

ZONING: RESIDENTIAL

IMPROVEMENTS: 3 BEDROOMS, 2 BATHROOMS WITH FLOOR TILES, KITCHEN WITH FLOOR TILES AND MELAMINE CUPBOARDS, TV/LIVING ROOM WITH CARPET, DINING ROOM, LOUNGE, 2 GARAGES AND SWIMMING POOL

TERMS:

Cash, immediate internet bank transfer into the Sheriff's trust account or a bank guaranteed cheque immediately on the property being knocked down to the purchaser, of 10% of the purchase price, the balance and interest of the full purchase price at current bond rates payable against registration of transfer, to be secured by a bank, building society or other acceptable guarantee to be furnished within 21 days from the date of sale Auctioneer's charges are payable and calculated at 6% on the proceeds of the sale up to the first R100,000.00, 3,5 percent on R100,001.00 to R400,000.00 and 1,5 percent on the balance of the proceeds subject to a maximum commission of R40,000.00 and minimum of R3,000.00.

Dated at PRETORIA, 2022-05-11.

Attorneys for Plaintiff(s): VDT ATTORNEYS INC., CASTLE GATE OFFICES, 478 KOEDOESNEK AVENUE, WATERKLOOF RIDGE, PRETORIA. Telephone: 012 452 1300. Attorney Ref: DONALD FISCHER/jp/MAT81195.

**Case No: D7336/2019**

**Docex: 031-3122411**

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

**In the matter between: FIRSTRAND BANK LIMITED, APPLICANT and YATEEN BHUPANDRA NATVARLAL BHAGWAN, RESPONDENT**

NOTICE OF SALE IN EXECUTION

**2022-07-18, 09:00, the Sheriff's Office at 82 TREVENEN ROAD, LOTUSVILLE, VERULAM (registration closes at 08h50)**

The under mentioned property will be sold in execution on 18 JULY 2022 at 09h00 (registration closes at 08h50) at the Sheriff's Office at 82 TREVENEN ROAD, LOTUSVILLE, VERULAM

Description:

1. A unit consisting of-

(a) Section No. 48 as shown and more fully described on Sectional Plan No. SS372/2011 in the scheme known as 12 ON PALM BOULEVARD in respect of the land and building or buildings situated at UMHLANGA ROCKS, in the ETHEKWINI MUNICIPALITY, of which section the floor area according to the said Sectional Plan is 302 (THREE HUNDRED AND TWO) square metres in extent;

And

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; HELD BY DEED OF TRANSFER NO. ST 16660/2015 and subject to such conditions as set out in the aforesaid deed.

Situated at SECTION 48 (DOOR NO. 612) 12 ON PALM BOULEVARD, 2 PALM BOULEVARD, UMHLANGA RIDGE, UMHLANGA

IMPROVEMENTS: Penthouse on the 6th Floor consisting of a kitchen with built-in-cupboards, swiss parquet flooring, dining room with swiss parquet flooring, lounge with swiss parquet flooring, balcony which is tiled, stairway (steel /wooden), fitted bar, 4 bedrooms with built-in-cupboards, 4 en-suites, swiss parquet flooring, all bedrooms have an en-suite with a shower, tub and double basin and tiled, roof balcony, roof swimming pool, 1 bedroom upstairs with swiss parquet flooring, 1 prayer room

Residential Complex with 24 hour security controlled, 2 under cover parking bays

THE PROPERTY IS ZONED: RESIDENTIAL

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



The full conditions of sale shall lie for inspection at the Office of the Sheriff for Inanda District 2 at 82 Trevenen Road, Lotusville, Verulam for 15 days prior to the date of sale.

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 is available 24 hours before the auction at the office of the Sheriff for Inanda District Two, 82 Trevenen Road, Lotusville, Verulam.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - (b) FICA - legislation in respect of proof of identity and address particulars.
  - (c) Payment of a Registration Fee of R10 000,00 in cash only.
  - (d) Registration conditions.
4. The material terms are 10% deposit, balance payable on transfer, guarantees within 14 days of sale. The full conditions can be inspected at the offices of the Sheriff, Inanda District Two, 82 Trevenen Road, Lotusville, Verulam, KwaZulu-Natal.
5. Only registered bidders will be allowed in to the auction room.
6. The office of the Sheriff for Inanda District Two will conduct the sale with auctioneers R R Singh (Sheriff) and/or Hashim Saib (Deputy Sheriff).
7. Advertising costs at current publication rates and sale costs according to Court rules, apply.
8. Strict COVID 19 Government Regulations apply. We have the right to dis-allow persons that do not adhere to the Regulations.

Dated at Durban, 2022-05-20.

Attorneys for Plaintiff(s): RAMDASS & ASSOCIATES, 308-310 Problem Mkhize Road, Berea, Durban 4001. Telephone: 031-3122411. Fax: 031-3122730. Attorney Ref: Mr D J Stilwell/vs.

Case No: 3085/2018  
31

IN THE HIGH COURT OF SOUTH AFRICA  
(Limpopo Division, Polokwane)

**In the matter between: Nqaba Finance 1 (Proprietary) Limited (2005/040050/07), Plaintiff, and Brian Sikhalo Mbetse First, Defendant, Mmleho Paulina Mbetse Second Defendant**

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

**2022-07-20, 10:00, Sheriff Polokwane, 66 Platinum Street, Ladine, Polokwane**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without reserve at the Office of the Sheriff Polokwane, at 66 Platinum Street, Ladine, Polokwane on 20 July 2022 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Polokwane, 24 hours prior to sale, at the same address as above and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Erf 1415 Bendor Extension 19 Township, Registration Division:

L.S., Limpopo Province Measuring 410 Square metres, Held by Deed of Transfer

No. T 48084/1996

Situated at : Erf 1415 Bendor Extension 19 Township also known as 1 Grassmere Close, Bendor Extension 19, Polokwane Limpopo Province

Zone: Residential

Nothing guaranteed in this regard:

Improvements: Single Storey dwelling with block wall, corrugated Iron Roof and Tiled Floor: consisting of: 1 x lounge, 3 x bedrooms, 2 x bathrooms, 2 x toilets, 1 x garage, 1 x carport

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

Directive of the consumer protection Act 68 of 2008

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

1. As required by the specific Sheriff, a refundable registration fee of R15 000.00 is payable prior to the commencement of the auction in order to obtain a buyers card. 2. The Sale in Execution is conducted in accordance with the consumer protection Act 68 of 2008 as amended, in pursuant of a Judgement Granted against the Defendant of money owing to the Plaintiff. 3. All Bidders must be FICA complaint: 3.1 Copy of Identity Document. 3.2 Proof of residential address. The auction will be conducted by the sheriff AT Ralehlaka, or her deputy.

Dated at: Pretoria, 2022-06-22.

Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria, Tel. 0124813551, Fax. 0866732397, Ref. E0275/0192.

Case No: 3085/2018  
31

IN THE HIGH COURT OF SOUTH AFRICA

(Limpopo Division, Polokwane)

**In the matter between: Nqaba Finance 1 (Proprietary) Limited (2005/040050/07), Plaintiff, and Brian Sikhalo Mbetse First, Defendant, Mmleho Paulina Mbetse Second Defendant**

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

**2022-07-20, 10:00, Sheriff Polokwane, 66 Platinum Street, Ladine, Polokwane**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without reserve at the Office of the Sheriff Polokwane, at 66 Platinum Street, Ladine, Polokwane on 20 July 2022 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Polokwane, 24 hours prior to sale, at the same address as above and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Erf 1415 Bendor Extension 19 Township, Registration Division:

L.S., Limpopo Province Measuring 410 Square metres, Held by Deed of Transfer

No. T 48084/1996

Situated at : Erf 1415 Bendor Extension 19 Township also known as 1 Grassmere Close, Bendor Extension 19, Polokwane Limpopo Province

Zone: Residential

Nothing guaranteed in this regard:

Improvements: Single Storey dwelling with block wall, corrugated Iron Roof and Tiled Floor: consisting of: 1 x lounge, 3 x bedrooms, 2 x bathrooms, 2 x toilets, 1 x garage, 1 x carport

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

Directive of the consumer protection Act 68 of 2008

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

1. As required by the specific Sheriff, a refundable registration fee of R15 000.00 is payable prior to the commencement of the auction in order to obtain a buyers card. 2. The Sale in Execution is conducted in accordance with the consumer protection Act 68 of 2008 as amended, in pursuant of a Judgement Granted against the Defendant of money owing to the Plaintiff. 3. All Bidders must be FICA complaint: 3.1 Copy of Identity Document. 3.2 Proof of residential address. The auction will be conducted by the sheriff AT Ralehlaka, or her deputy.

Dated at: Pretoria, 2022-06-22.

Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria, Tel. 0124813551, Fax. 0866732397, Ref. E0275/0192.

**Case No: 18643/2020**  
**14 Paarl**

IN THE HIGH COURT OF SOUTH AFRICA  
(Western Cape Division: Cape Town)

**In the matter between: Praelex Property And Investment Consultants CC (Registration No.: 1996/025675/23), Plaintiff, and Gerhard Frank Jooste (ID No.: 760527 5029 08 9), First Defendant, and Heloise Jooste (ID No.: 770416 0046 08 2), Second Defendant**

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

**2022-07-12, 10:00, Sherriff Kuils River South, 23 Langverwacht Road, Klipdam, Kuils River, Western Cape**

ERF 19964 BRACKENFELL, IN THE CITY OF CAPE TOWN, DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE, IN EXTENT : 568 (FIVE HUNDRED AND SIXTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T23320/2008, SITUATE AT NO 2 BERK STREET, SONKRING, BRACKENFELL, ALSO KNOWN AS 19 WOUTENBERG STREET, BRACKENFELL.

The following improvements on the property are reported but nothing is guaranteed: 3 X BEDROOMS, 2 X BATHROOMS, A LOUNGE, A DINING ROOM, A KITCHEN, A SEPARATE TOILET, A DOUBLE GARAGE, A SWIMMING POOL, A GRANNY FLAT WITH 1 X BEDROOM, A BATHROOM, AN OPEN PLAN KITCHEN AND LOUNGE AND SEPARATE OFFICE SPACE WITH A TOILET AND KITCHEN. Zoning residential property (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots"). ADDITIONS: None. The Conditions of Sale will be read prior to the Sale in Execution by the Sherriff and may be inspected at the office of the Sherriff Kuils River South, 23 Langverwacht Road, Klipdam, Kuils River, Western Cape and / or at the offices of the attorney for the Plaintiff, Minitzers Inc, 3rd Floor, Arcade House, 45 Lady Grey Street, Paarl, Western Cape. TAKE NOTICE FURTHER THAT: This is a Sale in Execution pursuant to a judgement obtained in the above High Court; Rules of this Auction is available 24 hours foregoing the sale at the Offices of the Sherriff Kuils River South, 23 Langverwacht Road, Klipdam, Kuils River, Western Cape; Registration as a buyer is a pre-requisite, subject to specific conditions, inter alia, (a) In accordance to the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>); (b) All bidders are required to present their identity documents, together with their proof of residence for FICA compliance; (c) Payment of a R15 000.00 refundable registration fee, prior to the commencement of the Auction in order to obtain a buyer's card; (d) Registration conditions. The Office of the Sherriff will conduct the Sale with the Sherriff, Mrs EE Carelse or the Deputy Sherriff, Mrs H Combrinck to the highest bidder, subject to a reserve price of R1 676 980.51; Advertising costs at current publication tariffs & sale costs according to Court rules will apply.

Dated at: Paarl, 2022-06-02.

Minitzers Incorporated, 3rd Floor, Arcade House, 45 Lady Grey Street, Paarl, Western Cape, Tel. 021 871 1224, Fax. 021 872 8100, Ref. Stefan Van Niekerk / mc / 022602, Acc. 022602.

**Case No: 29930/2021**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff, and HILTON MAKHUNYANE (Identity Number: 930329 6279 08 5) Defendant**

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

**2022-07-28, 10:00, SHERIFF VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL HERTZOG ROAD, THREE RIVERS PROPER, VEREENIGING**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, JOHANNESBURG) in the abovementioned suit, a sale with reserve in the amount of R540,880.28 (FIVE HUNDRED AND FORTY THOUSAND EIGHT HUNDRED AND EIGHTY RAND AND TWENTY EIGHT CENTS) will be held at SHERIFF VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING on 28 JULY 2022 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL HERTZOG ROAD, THREE RIVERS PROPER, VEREENIGING prior to the sale. ERF 427 DUNCANVILLE TOWNSHIP REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG MEASURING 999 (NINE HUNDRED AND NINETY NINE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T38573/2020; also known as 21 ANDRIES PRETORIUS STREET, DUNCANVILLE, VEREENIGING. The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS GARAGE. OUTBUILDING: 1 BEDROOM AND BATHROOM. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT

GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission subject to a maximum of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING.

Dated at: SANDTON.

VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton, Tel. 011 523-5300, Fax. 011 523 5326, Ref. B Seimenis / S Erasmus / MAT: 17168.

Case No: 4479/2019

31

IN THE HIGH COURT OF SOUTH AFRICA

(Mpumalanga Division, Middelburg(Local Seat))

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited Second Plaintiff, Absa Bank Limited (1986/004794/06) Second Plaintiff, and Ntombozolo Olive Timakwe Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-07-20, 10:00, Sheriff Witbank (Emalahleni), Plot 31, Zeekoewater, corner of Gordon Road & Francois Street, Witbank (Emalahleni)**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa, Mpumalanga Division Middelburg (Local Seat), as per Court Order dated 5 July 2021 at the office of the Sheriff Witbank (Emalahleni), Plot 31, Zeekoewater, cnr Gordon Road & Francois Street, Witbank (Emalahleni) on 20 July 2022 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Witbank (Emalahleni), at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Erf 2790 Witbank Extension 16 Township, Division: J.S., Province of

Mpumalanga, Measuring 1143 square metres, Held by Deed of Transfer No.

T1226/2016

Street address: : Erf 2790 Witbank Extension 16 Witbank, also known as 1

Muller Crescent, Extension 16, Witbank, Mpumalanga Province,

Zone: Residential

Nothing guaranteed in this regard;

Improvements: A corrugated Iron Roof, 4 x bedrooms, 1 x bathroom, 1 x kitchen, 1 x

Lounge, 1 x garage, Fencing: Brick Walls

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

Dated at: Pretoria, 2022-06-22.

Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria, Tel. 0124813551, Fax. 0866732397, Ref. ABS8/0714.

Case No: 4479/2019  
31

IN THE HIGH COURT OF SOUTH AFRICA  
(Mpumalanga Division, Middelburg(Local Seat))

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited Second Plaintiff,  
Absa Bank Limited (1986/004794/06) Second Plaintiff, and Ntombozolo Olive Timakwe Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-07-20, 10:00, Sheriff Witbank (Emalahleni), Plot 31, Zeekoewater, corner of Gordon Road & Francois Street, Witbank (Emalahleni)**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa, Mpumalanga Division Middelburg (Local Seat), as per Court Order dated 5 July 2021 at the office of the Sheriff Witbank (Emalahleni), Plot 31, Zeekoewater, cnr Gordon Road & Francois Street, Witbank (Emalahleni) on 20 July 2022 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Witbank (Emalahleni), at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Erf 2790 Witbank Extension 16 Township, Division: J.S., Province of Mpumalanga, Measuring 1143 square metres, Held by Deed of Transfer No. T1226/2016

Street address: : Erf 2790 Witbank Extension 16 Witbank, also known as 1 Muller Crescent, Extension 16, Witbank, Mpumalanga Province,

Zone: Residential

Nothing guaranteed in this regard;

Improvements: A corrugated Iron Roof, 4 x bedrooms, 1 x bathroom, 1 x kitchen, 1 x Lounge, 1 x garage, Fencing: Brick Walls

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

Dated at: Pretoria, 2022-06-22.

Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria, Tel. 0124813551, Fax. 0866732397, Ref. ABS8/0714.

Case No: 2021/40951  
509 Johannesburg

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

**In the matter between: Nedbank Limited – Applicant, and Rowan Kevin Forte - First Respondent, and Strongpoint Construction - Second Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY (AUCTION)

**2022-07-19, 11:00, SHERIFF OF THE HIGH COURT RANDBURG WEST AT UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

This is a sale in execution pursuant to a Judgment in the High Court of South Africa, Gauteng Local Division, Johannesburg, and the Writ of execution issued thereafter, the following fixed property will be sold with reserve IN THE SUM OF R2 500 000.00 in execution on the 19TH day of JULY 2022 at 11H00 at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, by the SHERIFF RANDBURG WEST to the highest bidder on the terms and conditions which will be read by the Sheriff at the time of the sale, which Conditions of Sale may be inspected at the Sheriff's offices at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

CERTAIN:

ERF 29STRATFORD TOWNSHIP

REGISTRATION DIVISION J.R.

PROVINCE OF AUTENG

IN EXTENT: 1078 (ONE THOUSAND AND SEVENTY EIGHT) SQUARE METRES  
HELD UNDER DEED OF TRANSFER NO: T5394/2005

PHYSICAL ADDRESS:

3 TROY CLOSE, VALLEY ROAD, STRATFORD, BROADACRES.

MAGISTERIAL DISTRICT:

JOHANNESBURG

ZONING:

RESIDENTIAL

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

PROPERTY DESCRIPTION:

MAIN BUILDING:

5 bedrooms, 3 bathrooms, 2 kitchens, 3 living rooms, 3 garages, entrance, scullery and domestic room.

TERMS:

1. The sale shall be subject to the terms and conditions of the Supreme Court Act and the Rules made thereunder.

2. The purchaser shall pay a deposit of 10% (TEN PERCENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Sheriff of the High Court, Randburg West within 14 (FOURTEEN) days after the date of sale, to be approved by the Applicant's Attorneys.

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

4. The full conditions of sale may be inspected at the Sheriff's Office, at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

5. The Rules of this auction is available 24 hours prior to the auction at the office of the Sheriff of the High Court, Randburg West.

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

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

6.2 FICA - Legislation i.r.o. proof of identity and address particulars.

6.3 Payment of registration of R50 000.00 in cash

6.4 Registration conditions.

Office of the sheriff of the High Court Randburg West will conduct the sale.

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

DATED AT JOHANNESBURG ON THIS THE 30th DAY OF MAY 2022.

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KWA ATTORNEYS

Applicant's Attorneys

24A Grant Avenue

Victoria, Johannesburg

Tel: (011) 728 7728

E-mail: kim@kw.co.za

Ref: Ms. Kim Warren/mnp/MAT16141

Dated at: Johannesburg, 2022-06-20.

KWA Attorneys, 24A Grant Avenue, Victoria, Tel. 011728-7728, Fax. 011728-7727, Ref. Ms Kim Warren/mnp/MAT16141, Acc. KWA Attorneys..



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