



Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA
REPUBLIEK VAN SUID-AFRIKA

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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 "Hard Copies" or "Electronic Files" submitted for publication purposes

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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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GEREGTELIKE EN ANDER OPENBARE VERKOPE**

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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

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
- 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

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

Security Services: Mr Daniel Legoabe, at Tel. (012) 748 6176.
Email: 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**, Thursday 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 Fixed Price 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

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

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 after submission deadline
Eastern Cape	Weekly	Monday	One week before publication	Tuesday, 15h00 - 3 working days prior to publication
Northern Cape	Weekly	Monday	One week before publication	3 days after submission deadline
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 after submission deadline
Northern Cape Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 working days after submission deadline
National Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 working days after submission deadline
Mpumalanga Liquor License Gazette	Bi-Monthly	Second & Fourth Friday	One week before publication	3 working days prior to publication

EXTRAORDINARY GAZETTES

- 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

- Download the latest *Adobe* form, for the relevant notice to be placed, from the **Government Printing Works** website www.gpwonline.co.za.
- 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.
- The completed electronic *Adobe* form has to be submitted via email to 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.
- Every notice submitted **must** be accompanied by an official **GPW** quotation. This must be obtained from the *eGazette* Contact Centre.
- Each notice submission should be sent as a single email. The email **must** contain **all documentation relating to a particular notice submission**.
 - Each of the following documents must be attached to the email as a separate attachment:
 - An electronically completed *Adobe* form, specific to the type of notice that is to be placed.
 - For *National Government Gazette* or *Provincial Gazette* notices, the notices must be accompanied by an electronic Z95 or Z95Prov *Adobe* form
 - The notice content (body copy) **MUST** be a separate attachment.
 - A copy of the official **Government Printing Works** quotation you received for your notice. (*Please see Quotation section below for further details*)
 - 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
 - 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*).
 - 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 no 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). 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 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.gpwonline.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

E-mail: info.egazette@gpw.gov.za

Tel: 012-748 6200

Contact person for subscribers: Mrs M. Toka:

E-mail: 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

GAUTENG

AUCTION

IN THE MAGISTRATE'S COURT FOR
(The District of Johannesburg North, Held at Alexandra)

Case No: 1612/2019

In the matter between: Michaelangelo Body Corporate, Plaintiff and Harold Bernard Smolowitz Aviva Smolowitz N.O. Estate Late Selwyn Maurice Smolowitz, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

28 JANUARY 2025, 11:00, 614 James Crescent, Halfway House, Midrand

In pursuance of a judgment granted in the Magistrate's Court for the District of Johannesburg North held at Alexandra and under a Warrant of Execution against immovable property issued thereafter, the immovable property listed hereunder will be sold in execution on the 28th day of January 2025 at 11:00 by the sheriff of Halfway House Alexandra, at the premises of the sheriff, situated at 614 James Crescent, Halfway House, Midrand, with a reserve price of R600 000.00 to the highest bidder.

PROPERTY:

Section 23, of the Michaelangelo Sectional Titles Scheme, Scheme Number 126/1982, measuring 109 square metres, with document number ST12076/2013, registered at Pretoria Deeds Office, local authority being City of Johannesburg, better known as Unit 303 Michaelangelo, 18 Hathaway, Gresswold, Johannesburg. (Please note that nothing is guaranteed and/ or no warranty is given in respect thereof).

PROPERTY DESCRIPTION

Main Building

Storey: Flat

Walls: Brick

Roof: Tile

Floors: Tiles

Rooms: Lounge/ Dining Room, Study, 2 Bedrooms, Kitchen, 1 bathroom and 2 Toilets.

The sale shall be subject to the terms and conditions of the Magistrates' Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the Sheriff Halfway House Alexandra.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

Dated at JOHANNESBURG, 28 NOVEMBER 2024.

Attorneys for Plaintiff(s): Mbatha Attorneys, 8 Hillside Road, Metropolitan Park, 1st Floor, Block B, Parktown, Johannesburg. Tel: 0797976374. Fax: -. Ref: MAT 0011. -.

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

Case No: 55971/2020

**In the matter between: Nedbank Limited, Plaintiff and Ntsangalala Holdings (Pty) Ltd, 1st Defendant
Stella Mashego, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

17 DECEMBER 2024, 11:00, Office of the Shriff Graskop/Sabie Number 25 Neibnitz Street, Graskop

IN EXECUTION of a Judgment of the High Court of South Africa (Gauteng Division, Pretoria) in the abovementioned matter, a Sale in Execution will be held by The Sheriff GRASKOP/SABIE on TUESDAY the 17TH of DECEMBER 2024 at 11H00 of the Defendants' undermentioned property WITHOUT A RESERVE PRICE and on the conditions to be read out by the Auctioneer namely the Sheriff Graskop/Sabie. Prior to the sale, the conditions can be inspected at the office of the above Sheriff at the address as above:

ERF 465, GRASKOP TOWNSHIP, THABA CHWEU LOCAL MUNICIPALITY, MEASURING: 1115, 0000 (ONE, ONE, ONE, FIVE COMMA ZERO, ZERO, ZERO, ZERO) SQUARE METRES, HELD BY DEED OF TRANSFER NO: T11334/2017 Also known as: 26 OORWINNING STREET, GRASKOP

ZONED: RESIDENTIAL

Improvements (which are not warranted to be correct and are not guaranteed): NONE

CONDITIONS:

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus Vat and a minimum of R3000.00 plus vat.

2. 10% (ten percent) of the purchase price on the day of the sale and the balance payable against registration of transfer to be secured by a bank guarantee or any other acceptable guarantee to be furnished to the Sheriff within 21 (twenty-one) days from the date of the sale.

3. The property may be taken possession of after the signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured.

4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at an amount to be determined by the owner, per month, from date of occupation to date of transfer.

5. The rules of auction are available 24 hours prior to the auction at the offices of the OFFICE OF THE SHERIFF GRASKOP/SABIE situated at NUMBER 25 NEIBNITZ STREET, GRASKOP.

6. The auction will be conducted in accordance with the Consumer Protection Act 2008, as amended.

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

a) Directive of the Consumer Protection Act 68 of 2008 & Rule 46 of the Uniform Court Rules ([url http://www.info.gov.za/view/downloadfileactionid=99961](http://www.info.gov.za/view/downloadfileactionid=99961)).

b) FICA-legislation - all bidders are provide proof of identity and residential address particulars.

c) Payment of a registration fee - R15,000.00 - refundable after sale, if not buying.

d) Registration conditions.

9. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff, during office hours at the OFFICE OF THE SHERIFF GRASKOP/SABIE situated at NUMBER 25 NEIBNITZ STREET, GRASKOP.

Dated at PRETORIA, 18 NOVEMBER 2024.

Attorneys for Plaintiff(s): Weavind and Weavind Inc, Block E, Glenfield Office Park, No 361 Oberon Street, Faerie Glen, Pretoria. Tel: 0123463098. Fax: -. Ref: N24229. -.

KWAZULU-NATAL

AUCTION

Case No: 468/20

IN THE MAGISTRATE'S COURT FOR
(THE DISTRICT OF UGU HELD AT PORT SHEPSTONE)

**In the matter between: BODY CORPORATE LA COTE D`AZUR (SS 321/1986), Plaintiff and
BRIAN STERLING THOMPSON (ID NO: 580630 5084 084), Defendant**

NOTICE OF SALE IN EXECUTION

**10 DECEMBER 2024, 10:00, THE SHERIFF'S OFFICE, NO.17A MGAZI AVENUE, UMTENTWENI,
PORT SHEPSTONE**

The sale in execution is conducted in accordance to the consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the defendant for money owing to the plaintiff. The auction will be conducted by the Sheriff. MAB MAHLANGU, or her deputy. PROPERTY: 1. A Unit consisting of an undivided 1/52 nd (7/365 th) share in Section No 11 (Unit No 202) as shown and more fully described in Sectional Plan No SS 321/1986 in the scheme known as LA COTE D`AZUR in respect of the land and building situate at Erf 3670, Margate in the RAY NKONYENI MUNICIPALITY area, of which section the floor area, according to the said sectional plan is 169 (One Hundred and Sixty Nine) square metres in extent and 2..An undivided share in the common property in the scheme apportioned to the said in accordance with the participation quota as endorsed on the Section Plan. TITLE DEED NO: ST 27137/2012. S11U202-TIMESHARE WEEK: F027. Zoning: The property is zoned for residential purposes. (the accuracy hereof is not guaranteed) Improvements: The main building is a double storey with brick and plastered walls and a roof. The floor is carpeted and tiled. Lounge and dining room combined, bathroom and shower combined, kitchen, 1 bedroom with en-suite. The unit has a balcony and a carport. The property is fenced. The common property consists of a swimming pool, jacuzzi, paving ans well as a paved braai area. (the nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") THE CONDITIONS OF SALE-The sale shall be subject to the terms and conditions of the Magistrate's Court Act and the Rules made thereunder. Advertising costs at current publication rates and sale costs according to court rules apply. Registration as a buyer is a pre-requisite subject to Conditions, interalia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL [http:// www.info.gov.za/view/DownloadFileAction?id=99961](http://www.info.gov.za/view/DownloadFileAction?id=99961)) Rules of the auction and conditions of sale may be inspected at the Sheriff`s office - No 17A Mgazi Avenue, Umtentweni, Port Shepstone 24 hours prior to the auction. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer`s card. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his Attorney, and shall be furnished to the Sheriff within 10 days after the date of sale. Transfer shall be affected by the Attorneys for the Plaintiff KINGSLEY DU PLESSIS INC and the purchaser shall pay all transfer costs, including costs of any cancellation of any existing bonds, transfer duty costs and also current and arrear rates, taxed and/or levies, value added tax, attorney/client legal costs and other necessary charges to effect transfer, upon request by the said Plaintiff's Attorneys. The purchaser may take possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price. The full conditions of sale may be inspected at the offices of the Sheriff of the Magistrate's Court, 17A Mgazi Avenue, Umtentweni Port Shepstone.

Dated at MARGATE, 21 OCTOBER 2024.

Attorneys for Plaintiff(s): KINGSLEY DU PLESSIS INC, ERF 3158 BOYES LANE, MARGATE. Tel: 039 317 3196. Fax: -. Ref: KDP/CB/031L0081(24). -.

AUCTION

**Case No: 16106/2022
2, Pietermaritzburg**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Plaintiff and
SAMANTHA LEIGH-ANNE RAMLALL, Defendant**

NOTICE OF SALE IN EXECUTION

12 DECEMBER 2024, 09:00, 20 OTTO STREET, PIETERMARITZBURG

In pursuance of a judgment granted in the above action, the immovable property listed hereunder will be sold in execution on the 12th day of DECEMBER 2024 at the OFFICE OF THE SHERIFF HIGH COURT, 20 OTTO STREET, PIETERMARITZBURG.

DESCRIPTION OF PROPERTY:

REMAINDER OF ERF 320, RAISETHORPE, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 496 (Four Hundred and Ninety Six) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T14966/2017

STREET ADDRESS: 45 AMOD ROAD, RAISETHORPE, PIETERMARITZBURG, KWAZULU-NATAL

Improvements: It is a single storey face brick house with clay tiled roof and steel windows with ceramic tiled flooring, consisting of:

1 x Lounge; 1 x Dining Room; 1 x Kitchen; 3 x Bedrooms with carpets; 1 x Bathroom; Boundary Wall, Concrete Paving.

OUTBUILDING :

1 x Garage with Clay Tiled Roof; Steel Window

ZONING : Residential area.(In the Magisterial District of Pietermaritzburg)

NOTHING IN THE ABOVE IS GUARANTEED.

MATERIAL CONDITIONS OF SALE

The Purchaser shall pay to the Sheriff a deposit of ten per cent (10%) of the purchase price in cash or electronic bank transfer (EFT) immediately upon the knock of the bid. The balance of purchase price to be paid against transfer and shall be secured by a Bank guarantee issued by a financial institution, thereafter approved by the Execution Creditor of his Attorney, and shall be furnished to the Sheriff of the High Court, Pietermaritzburg at 20 Otto Street, Pietermaritzburg, within twenty one (21) days after the date of sale. The full Conditions of Sale may be inspected at the offices of the Sheriff of the High Court, Pietermaritzburg, 20 Otto Street, Pietermaritzburg.

The property may be taken possession of only after complying with the following :

- (1) Signing of the Conditions of Sale;
- (2) Payment of the deposit; and
- (3) Securing the balance of the purchase price.

Should the Purchaser obtain possession of the said property, then the Purchaser shall be liable for OCCUPATIONAL RENTAL at the rate of 1% of the purchase price from the date of occupation to date of transfer.

TAKE FURTHER NOTICE THAT :

1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the defendant for money owing to the Plaintiff.

2. The Rules of this auction and a full advertisement are available 24 hours prior to the auction at the office of the Sheriff of the High Court, Pietermaritzburg, 20 Otto Street, Pietermaritzburg..

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

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

3.2 Fica - legislation in respect of proof of identity and address particulars;

3.3 Payment of registration deposit of R15 000.00 in cash;

3.4 Registration conditions.

The office of the Sheriff for Pietermaritzburg, will conduct the sale with auctioneer A M Mzimela and/or her deputies.

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

Dated at PIETERMARITZBURG, 26 NOVEMBER 2024.

Attorneys for Plaintiff(s): Randles Inc., Level 2, Mahogany Court, Redlands Estate, 1 George Macfarlane Lane, Wembley, Pietermaritzburg. Tel: (033)3928000. Fax: 0866761831. Ref: A A van Lingen/jl/08S398626. -.

LIMPOPO

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA
(LIMPOPO DIVISION, POLOKWANE)

Case No: 6571/2021

In the matter between: NEDBANK LIMITED PLAINTIFF and JOHAN DANIEL NAUDÉ (ID: 670115 5075 08 5) FIRST DEFENDANT MOOKGOPONG LOCAL MUNICIPALITY SECOND DEFENDANT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

13 DECEMBER 2024, 10:00, 105 7TH AVENUE, MOOKGOPONG, 0560, LIMPOPO PROVINCE

IN THE HIGH COURT OF SOUTH AFRICA

LIMPOPO DIVISION, POLOKWANE

CASE NUMBER: 6571/2021

IN THE MATTER BETWEEN: NEDBANK LIMITED, PLAINTIFF AND JOHAN DANIEL NAUDÉ , (ID: 670115 5075 08 5), FIRST DEFENDANT AND MOOKGOPONG LOCAL MUNICIPALITY, SECOND DEFENDANT

AUCTION
NOTICE OF SALE IN EXECUTION

In execution of a Judgment granted out of the High Court of South Africa in the abovementioned suit, a sale with R 100 000.00, reserve will be held by the SHERIFF OF MOOKGOPONG AT THE SHERIFF OFFICE, 105 7TH AVENUE, MOOKGOPONG, 0560, LIMPOPO PROVINCE ON FRIDAY, 13 DECEMBER 2024 AT 10H00(AM) of the under mentioned property of the First Defendant subject to the conditions of sale which are available for inspection at the offices of the Sheriff Mookgopong, 082 680 1290 / 068 123 8442 to the highest bidder: -

(1) A Unit ("the mortgage property") consisting of: -

(a) Section Number 1 as shown and more fully described on Sectional Plan No SS 224/1991, in the scheme known as PETROCELLI in respect of the land and building or buildings situated at NABOOMSPRUIT TOWNSHIP, Local Authority: MOOKGOPONG LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan, is 96 (NINETY SIX) 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 ST 06431/2013 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

("the property")

(2) An exclusive use area described as T1 (TUIN) measuring 68 (SIXTY EIGHT) SQUARE METERS being such part of the common property, comprising the land and the scheme known as PETROCELLI in respect of the land and building or buildings situate at NABOOMSPRUIT TOWNSHIP, Local Authority: MOOKGOPONG LOCAL MUNICIPALITY, as shown and more fully described on Sectional Plan No SS224/1991 held by NOTARIAL DEED OF CESSION NUMBER SK00405/13 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION.

(3) An exclusive use area described as P1 (PARKERING) measuring 44 (FORTY FOUR) SQUARE METERS being such part of the common property, comprising the land and the scheme known as PETROCELLI in respect of the land and building or buildings situate at NABOOMSPRUIT TOWNSHIP, Local Authority: MOOKGOPONG LOCAL MUNICIPALITY, as shown and more fully described on Sectional Plan No SS224/1991 held by NOTARIAL DEED OF CESSION NUMBER SK00405/13 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION.

("the mortgaged property")

THE PROPERTY IS ZONED: RESIDENTIAL

IMPROVEMENTS: -

MAIN RESIDENCE

2 x BED ROOMS

1 x LIVING ROOM

1 x DINING ROOM

1 x KITCHEN

1 x BATHROOM WITH TOILET

ANY OTHER IMPROVEMENTS

BIG CAR PORT

ROOF STOEP

Subject to the following conditions:

Take note that the Execution Creditor, Sheriff and/or Plaintiff's Attorneys does not give any warranties with the regard to the description and/or improvements.

Take further note that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court on 9 MAY 2023 and 27 AUGUST 2024;

2. The Rules of this auction and a full advertisement are available between 08:00 and 16:30 before the auction, at the offices of the Sheriff of Mookgopong at the Sheriff Office, 105 7TH AVENUE, MOOKGOPONG, 0560, LIMPOPO PROVINCE;

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

a. Directive of the Consumer Protection Act 88 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. All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card; and

d. Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

DATED and signed at POLOKWANE this the 25 TH day of NOVEMBER 2024.

Dated at POLOKWANE, 27 NOVEMBER 2024.

Attorneys for Plaintiff(s): ESPAG MAGWAI ATTORNEYS, 26 JORISSEN STREET, ADAM TAS FORUM, POLOKWANE, 0699. Tel: 0152975374. Fax: -. Ref: PJ VAN STADEN/MS/MAT32914. N/A.

WESTERN CAPE / WES-KAAP

AUCTION

Case No: 10273/2021
Docex 4, Parow

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

In the matter between: Firststrand Bank Limited, Plaintiff and Frans Michael le Roux - First Defendant Erica Ethel Martheze - Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

17 DECEMBER 2024, 10:00, Sheriff Kuils River South, 23 Langverwacht Road, Klipdam, Kuils River

In execution of the judgment in the High Court, granted on 15 September 2023, the under-mentioned property will be sold in execution on 17 DECEMBER 2024 at 10h00, by the Sheriff Kuils River South, at the Sheriff's offices at 23 Langverwacht Road, Klipdam, Kuils River, with a reserve of R709 000.00, to the highest bidder: ERF: 1784 - HAGLEY, situate in the City of Cape Town, Stellenbosch Division, Province Western Cape measuring 513square metres and held by Deed of Transfer No. T30504/2019 -and known as 9 Wagtail Street, Sunbird Park, Hagley.

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

PROPERTY DESCRIPTION :

A residential dwelling consisting of a cement block building under an iron roof consisting of a lounge, 2 x family rooms, kitchen, 4 x bedrooms, 2 x bathrooms, shower, 3 x toilets, 2 x garages.

Reserved price: The property will be sold with a reserve of R709 000.00.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days form date of sale and payable simultaneously with registration of transfer

Auctioneers charges: Payable by the purchaser on the day of sale

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court Kuils River South at the address being; 23 Langverwacht Road, Klipdam, Kuils River

Dated at Parow, 19 OCTOBER 2024.

Attorneys for Plaintiff(s): CSF Attorneys Inc, 40 McIntyre Road, Parow. Tel: 021 939 5120. Fax: 086 721 3811. Ref: TO Price/zvw/F53201. 1.

AUCTION

Case No: 13879/2023
Docex 4, Parow

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

In the matter between: FNB Mortgage Loans (RF) Limited - Plaintiff and David Allan John Sauls - Deefndant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

17 DECEMBER 2024, 10:00, Sheriff Kuils River South, 23 Langverwacht Road, Klipdam, Kuils River

In execution of the judgment in the High Court, granted on 16 January 2024, the under-mentioned property will be sold in execution on 17 DECEMBER 2024 at 10h00, by the Sheriff Kuils River South, at the Sheriff's offices at 23 Langverwacht Road, Klipdam, Kuils River, with a reserve of R1 465 000.00, to the highest bidder: ERF: 19812 - KUILS RIVER, situate in the City of Cape Town, Stellenbosch Division, Province Western Cape measuring 703square metres and held by Deed of Transfer No. T50284/2015 -and known as 26 Halleria Crescent, Kuils River.

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

PROPERTY DESCRIPTION :

A residential dwelling consisting of a brick building under a tiled roof consisting of an entrance hall, lounge, dining room, kitchen, scullery, 3 x bedrooms, 2 x bathrooms, shower, 3 x toilets, dressing room, 2 x garages, enclosed patio

Reserved price: The property will be sold with a reserve of R1 465 000.00.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days form date of sale and payable simultaneously with registration of transfer

Auctioneers charges: Payable by the purchaser on the day of sale

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court Kuils River South at the address being; 23 Langverwacht Road, Klipdam, Kuils River

Dated at Parow, 18 OCTOBER 2024.

Attorneys for Plaintiff(s): CSF Attorneys Inc, 40 McIntyre Road, Parow. Tel: 021 939 5120. Fax: 086 721 3811. Ref: TO Price/zvw/F53151. 1.

PAUC**PUBLIC AUCTIONS, SALES AND TENDERS
OPENBARE VEILINGS, VERKOPE EN TENDERS****GAUTENG****Vans Auctioneers****Burgundy Sky Inv 6 (Pty) Ltd - In Liquidation****(Master's Reference: T2032/2024)**

WELL KNOWN LANDMARK PROPERTIES THAT HOUSED FAMOUS WEIVELD & BRONBERG VENUES!!

CORNER GRAHAM ROAD/BOSCHKOP ROAD, PRETORIA EAST

2024-12-11, 12:00, Vans Auctioneers Online Bidding Platform - www.vansauctions.co.za

Portion 266 of Farm Zwavelpoort 373

Total Extent: ± 9 703 m²Buildings: ± 2 084 m²

Improvements: 2 x Restaurants & Function venue, Salon space ± 112m², Management Office ± 87m² & storage containers ± 141m², Chapel used for Weddings, funerals etc. ± 117m² (Movables included), 7 x Residential Units & 7 rooms.

Income potential: ± R721,248 p/a

The 3 properties are offered separately and as a combined lot.

Various movables offered as one lot

AUCTIONEERS NOTE: 3 Well-known adjacent properties with various improvements, development potential & great income potential!!

R100,000 registration fee, 10% deposit plus commission. Bidders to register & supply proof of identity and residence. Regulations to Consumer Protection Act: Van's Auctions Website. Rules of Auction to be viewed at 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel 086 111 8267 | Auctioneer: Martin Pretorius

Mariska Strassburg, 36 Gembok Street, Koedoespoort Industrial, Pretoria, 086 111 8267, 086 112 8267, www.vansauctioneers.co.za, mariska@vansauctions.co.za, Ref: Mariska.

Vans Auctioneers**Rainbow Place Prop 189 (Pty) Ltd - In Liquidation****(Master's Reference: T1985/2024)**

WELL KNOWN LANDMARK PROPERTIES THAT HOUSED FAMOUS WEIVELD & BRONBERG VENUES!!

CORNER GRAHAM ROAD/BOSCHKOP ROAD, PRETORIA EAST

2024-12-11, 12:00, Vans Auctioneers Online Bidding Platform - www.vansauctions.co.za

Plot 41 of Farm Zwavelpoort 373

Total Extent: ± 20 306 m²Buildings: ± 1 470 m²

Improvements: 4 x Residential Units & 2 Rooms, Storage Units, Aeroplane Hanger/Storage.

Income potential: ± R631,572 p/a

Portion 889 of Farm Zwavelpoort 373

Total Extent: ± 40 000 m²

Buildings: ± 4 154 m²

Improvements: Restaurant ± 2 114m², Entertainment Venue ± 1 600m², Kiddies Party Venue with petting Zoo ± 2 710m², Greenhouse, Parking of ± 16 500m²

Income potential: ± R2,235,840 p/a

The above properties are offered separately and as a combined lot.

Various movables offered as one lot

AUCTIONEERS NOTE: 3 Well-known adjacent properties with various improvements, development potential & great income potential!!

R100,000 registration fee, 10% deposit plus commission. Bidders to register & supply proof of identity and residence. Regulations to Consumer Protection Act: Van's Auctions Website. Rules of Auction to be viewed at 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel 086 111 8267 | Auctioneer: Martin Pretorius

Mariska Strassburg, 36 Gembok Street, Koedoespoort Industrial, Pretoria, 086 111 8267, 086 112 8267, www.vansauctioneers.co.za, mariska@vansauctions.co.za, Ref: Mariska.



Bidders Choice (Pty) Ltd
Erf 550 Duncanville CC (In liquidation)
(Master's Reference: G368/2024)

Liquidation Online Auction: Industrial Property, Vereeniging
2024-12-10, 11:00, 24 Telford Street, Duncaville Vereeniging

Zoning: Industrial | Erf Extent: ± 3944m²

Retail floor / Warehouse (± 2347m²) | Internal Offices (± 144m²) | Canopies (± 245m²) | Shed (± 200m²)

Viewing: 25 November (10h00 - 14h00)

Terms & Conditions: R20 000 refundable registration fee. FICA documents to register. 10% Deposit & 7,5% Buyers Commission plus VAT payable on the fall of the hammer.

0861 44 42 42, Corner of Atterbury Road & Jollify Main Road, Mooikloof Office Park West, Building 12, Pretoria, 0861 44 42 42, -, www.bidderschoice.co.za, brandon@bidderschoice.co.za, Ref: Duncaville Property.

FREE STATE / VRYSTAAT

Bidders Choice (Pty) Ltd
Hennenman Property Investments (Pty) Ltd (In liquidation)
(Master's Reference: B31/2024)

Liquidation Online Auction: Double Storey Commercial Property Hennenman Ext. 1, Free State Province
2024-12-04, 12:00, 32 Steyn Street, Hennenman

Zoning: Business 1 | Combined Erf Extent: ± 3010m²

Double volume building | Corner stand | Service station forecourt (± 400m²) | Convenient Store (± 455m²) | Workshop (± 258m²) | Factory / Warehouse (± 510m²)

Viewing: 27 November (10h00 - 14h00)

Terms & Conditions: R20 000 refundable registration fee. FICA documents to register. 10% Deposit & 7,5% Buyers Commission plus VAT payable on the fall of the hammer.

0861 44 42 42, Corner of Atterbury Road & Jollify Main Road, Mooikloof Office Park West, Building 12, Pretoria, 0861 44 42 42, -, www.bidderschoice.co.za, brandon@bidderschoice.co.za, Ref: Hennenman Property.

Bidders Choice (Pty) Ltd
Hennenman Property Investments (Pty) Ltd (In liquidation)
(Master's Reference: B31/2024)

Liquidation Online Auction: Double Storey Commercial Property Hennenman Ext. 1, Free State Province

2024-12-10, 12:00, 32 Steyn Street, Hennenman

Zoning: Business 1 | Combined Erf Extent: ± 3010m²

Double volume building | Corner stand | Service station forecourt (± 400m²) | Convenient Store (± 455m²) | Workshop (± 258m²) | Factory / Warehouse (± 510m²)

Viewing: 27 November (10h00 - 14h00)

Terms & Conditions: R20 000 refundable registration fee. FICA documents to register. 10% Deposit & 7,5% Buyers Commission plus VAT payable on the fall of the hammer.

0861 44 42 42, Corner of Atterbury Road & Jollify Main Road, Mooikloof Office Park West, Building 12, Pretoria, 0861 44 42 42, -, www.bidderschoice.co.za, brandon@bidderschoice.co.za, Ref: Hennenman Property.

KWAZULU-NATAL

In2Assets Properties Pty Ltd
Liquidation Sale - Waseela Distributors CC (in Liquidation) Portion 1 of Erf 2407 Vryheid
(Master's Reference: N000348/2022)

Auction Notice

2024-12-05, 11:00, The Mount Edgecombe Country Club, Gate 2, 1 Golf Course Drive, Mount Edgecombe

LIQUIDATION PORTFOLIO DISPOSAL: ± 4 860 m² Industrial Property in Vryheid. 286 Industry Street, Vryheid

Masters Reference: N348/2022 Matter: Waseela Distributors CC (in Liquidation) | Extent: ± 4 864 m² | GBA: ± 1 275 m² | ± 750 m² Workshop | Level yard area | Excellent potential for further development

Conditions: R 50 000.00 refundable registration deposit by EFT. Strictly NO CASH.

The Conditions of Sale / Rules of Auction may be viewed at: Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge.

Virend Deonarain, Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge, 0315747600, 031 574 7601, www.in2assets.com, vbaskali@in2assets.com, Ref: -.

In2Assets Properties Pty Ltd
Liquidation Sale - Waseela Distributors CC (in Liquidation) - Erf 1370 Vryheid
(Master's Reference: N000348/2022)

Auction Notice

2024-12-05, 11:00, The Mount Edgecombe Country Club, Gate 2, 1 Golf Course Drive, Mount Edgecombe

LIQUIDATION PORTFOLIO DISPOSAL: Industrial Redevelopment Site Vryheid. 61 Van Riebeeck Street, Vryheid (Erf 1370 Vryheid)

Masters Reference: N348/2022 Matter: Waseela Distributors CC (in Liquidation) | Extent: \pm 6 666 m² | Prominent corner position | Potential redevelopment site | Good road frontage on Yster and Van Riebeeck Streets

This industrial property is a unique opportunity for businesses seeking a versatile and strategically positioned site. Set on a spacious 6,666m² erf, the property comprises three and a shed with a concrete floor with a combined GBA of 1 120m², ideal for a variety of industrial or warehousing operations. This property enjoys exceptional frontage to two roads being Yster and Van Riebeeck Streets.

Buildings & Infrastructure:-Three functional buildings provide ample space for commercial space, workshops, or storage. The shed with a solid concrete floor adds flexibility for heavy-duty operations.

Land Characteristics:-The gently sloped land ensures natural drainage and offers ease of site utilization.

Industrial Hub-Located in an area predominantly occupied by industrial businesses, the property benefits from an active commercial environment ideal for growth and collaboration.

Proximity to Residential Areas: While firmly situated in an industrial zone, the property remains close enough to residential neighborhoods to ensure convenience for staff commuting and access to amenities.

This property is perfectly suited for manufacturing, warehousing, or light industrial use. With its combination of functional infrastructure and prime location, it presents an outstanding investment opportunity in a growing industrial hub.

Conditions: R 50 000.00 refundable registration deposit by EFT. Strictly NO CASH.

The Conditions of Sale / Rules of Auction may be viewed at: Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgside Office Park, Umhlanga Ridge.

Virend Deonarain, Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgside Office Park, Umhlanga Ridge, 0315747600, 031 574 7601, www.in2assets.com, vbaskali@in2assets.com, Ref: -.

In2Assets Properties Pty Ltd

**Liquidation Sale - Waseela Distributors CC (in Liquidation) Portion 15 of Erf 100 Vryheid
(Master's Reference: N000348/2022)**

Auction Notice

2024-12-05, 11:00, The Mount Edgecombe Country Club, Gate 2, 1 Golf Course Drive, Mount Edgecombe

LIQUIDATION PORTFOLIO DISPOSAL: High Street Retail Property in Vryheid CBD. 213 Kerk Street, Vryheid

Masters Reference: N348/2022 Matter: Waseela Distributors CC (in Liquidation) | Extent: \pm 732 m² | Zoned: Commercial | Frontline retail property

In2assets presents this rare opportunity to acquire a high-street retail investment property within the bustling CBD of Vryheid

Location The property is situated in the central business district (CBD) of Vryheid, a well-established town in Northern KwaZulu-Natal. It benefits from road frontage along Kerk Street, which experiences high volumes of both pedestrian and vehicular traffic.

The location offers convenient access to various amenities, all within approximately 600 meters of the site.

Access Vehicle access is provided via a servitude driveway from Landdrost Street, leading to the rear of the building. Due to limited parking space, this area is primarily suitable for deliveries and servicing the shop units located at the back of the property.

The Vryheid CBD enjoys easy access to the R69 and R34 Main Arterial Roads which provide access into and out of Vryheid

Improvements The property is improved with a single-storey commercial retail building with partial pitched and partial slabbed roof. The property offers a large retail outlet finished with tile flooring and aluminum and glass shop fronts. The shop is serviced with ablution facilities.

Conditions: R 50 000.00 refundable registration deposit by EFT. Strictly NO CASH.

The Conditions of Sale / Rules of Auction may be viewed at: Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge.

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In2Assets Properties Pty Ltd

**Liquidation Sale - Waseela Distributors CC (in Liquidation) Portion 4 of Erf 153 Vryheid
(Master's Reference: N000348/2022)**

Auction Notice

2024-12-05, 11:00, The Mount Edgecombe Country Club, Gate 2, 1 Golf Course Drive, Mount Edgecombe

LIQUIDATION PORTFOLIO DISPOSAL: Luxurious Home in Vryheid. 126 Boeren Street, Vryheid

Masters Reference: N348/2022 Matter: Waseela Distributors CC (in Liquidation) | Extent: ± 2 141 m² | Single storey home | Ancillary unit | Well maintained | Excellent finishes

Conditions: R 50 000.00 refundable registration deposit by EFT. Strictly NO CASH.

The Conditions of Sale / Rules of Auction may be viewed at: Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge.

Virend Deonarain, Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge, 0315747600, 031 574 7601, www.in2assets.com, vbaskali@in2assets.com, Ref: -.

In2Assets Properties Pty Ltd

**Liquidation Sale - Waseela Distributors CC (in Liquidation) The Remainder of Portion 2 of Erf 61 Vryheid
(Master's Reference: N000348/2022)**

Auction Notice

2024-12-05, 11:00, The Mount Edgecombe Country Club, Gate 2, 1 Golf Course Drive, Mount Edgecombe

LIQUIDATION PORTFOLIO DISPOSAL: Vryheid Residential Redevelopment Property. 211 Hlobane Street, Vryheid

Masters Reference: N348/2022 Matter: Waseela Distributors CC (in Liquidation) | Extent: ± 1 071 m² | 4-bedroom, 1-bathroom house | 2 Room ancillary unit | Walking distance to Shoprite | Potential development opportunity

This well-located residential property is situated on Hlobane Street within the vibrant town of Vryheid. The surrounding area offers numerous commercial businesses and guesthouses.

Improvements:

The property is improved with a residential dwelling comprising of 4 bedrooms , 1 bathroom, Kitchen and lounge. The property also offers a garage which has been converted to an office.

In addition, the property also hosts a 2 bedroom ancillary unit.

Ample Land:

The 1,071m² property offers plenty of outdoor space for further development, gardening, or recreational use.

With the area's mix of commercial businesses and guesthouses, this property could also appeal to investors seeking a site for future redevelopment.

Conditions: R 50 000.00 refundable registration deposit by EFT. Strictly NO CASH.

The Conditions of Sale / Rules of Auction may be viewed at: Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge.

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In2Assets Properties Pty Ltd

**Liquidation Sale - Waseela Distributors CC (in Liquidation) Erf 937 Vryheid
(Master's Reference: N000348/2022)**

Auction Notice

2024-12-05, 11:00, The Mount Edgcombe Country Club, Gate 2, 1 Golf Course Drive, Mount Edgcombe

LIQUIDATION PORTFOLIO DISPOSAL: Commercial or Industrial Investment Property in Vryheid. 39 Stretch Crescent, Vryheid

Masters Reference: N348/2022 Matter: Waseela Distributors CC (in Liquidation) | Extent: ± 4 975 m² | Zoned Industrial | GBA: ± 3 520 m² | Potential investment opportunity

In2assets presents an opportunity to acquire this commercial or industrial property in Vryheid

Location - This property is situated on Stretch Crescent near the Eastern Border of Vryheid in Northern KwaZulu-Natal. Stretch Crescent is a main arterial road that enjoys reasonably high volumes of vehicular traffic with similarly improved industrial properties on either side of it. The property enjoys close proximity to local amenities, including schools, medical facilities and shopping centres

Access - The locality of the property enjoys easy access to the R69 and R34 Main Arterial Roads which provide access into and out of Vryheid

Improvements - The property is improved with 3 separate industrial/ commercial buildings.

Building 1 consists of a partial double-volume warehouse/workshop structure built with cinderblock walls and corrugated IBR sheeting, featuring concrete and tiled flooring. The layout includes a main retail warehouse, administrative offices, a canteen, ablution facilities. Additionally, the building includes a mezzanine level of approximately 418 m², constructed with a steel framework and plyboard flooring. Building 2 comprises a double-volume warehouse/workshop built with cinderblock walls and corrugated IBR sheeting. Internally, the building includes a warehouse/workshop space with concrete flooring and two roller shutter doors, an office area with a kitchen, bathroom, and storerooms. Building 3 is a single-story commercial building with aluminum and glass shop fronts, divided into two sections. One section is used as a funeral parlor with two offices, storerooms, a washroom, and ablution facilities.

Conditions: R 50 000.00 refundable registration deposit by EFT. Strictly NO CASH.

The Conditions of Sale / Rules of Auction may be viewed at: Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge.

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MPUMALANGA

Asset Auctions (Pty) Ltd

NDPP vs Farm 128 Portion 75 Goede Hoop and Other Property (AFU) (Master's Reference: MC 64/2023)

Live Webcast Auction online.assetauctions.co.za

2024-12-11, 11:00, 64 Dio Sole, 104 Percy Fitzpatrick Drive, Stonehenge Ext 1, Mpumalanga

Following instructions from the Curator, in the matter of NDPP vs Farm 128 Portion 75 Goede Hoop and Other Property (AFU) MRN MC 64/2023, we will sell by way of public auction the following

4 Bedroom Home in Dio Sole Estate, Stonehenge | Erf Size: 1200SQM | 4 Bedrooms, 3 Full Bathrooms, Open Plan Dining, Lounge and Kitchen, Fitted Kitchen with Scullery, Double Garage, Double Carport | This property features access via a steep panhandle driveway

Auction Date: Wednesday 11 December 2024 at 11H00 on-site | Viewing: By appointment with the Auctioneer | online.assetauctions.co.za | Auction Terms: R10 000.00 Refundable deposit on registration by way of EFT | 10% Of the purchase price on the fall of the hammer | Balance within 30 days | ID Document & proof of residence required for FICA

Graham Renfrew, 82 Graniet Rd, Valley Settlements, 0114524191, 0866966612, www.assetauctions.co.za, graham@assetauctions.co.za, Ref: 2913.

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