

AUCTION

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

CASE NR: **55067/2021**

In the matter between :

FNB MORTGAGE LOANS (RF) LIMITED

Applicant

And

KEABETSWE MOERANE
ID: (8509275384081)

1st Respondent

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

2nd Respondent

THE BODY CORPORATE OF KATARA

3rd Respondent

NOTICE OF SALE IN EXECUTION

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 **1st Respondent** for money owing to the Applicant, obtained in the above Honourable Court, in the suit, **with a reserve price of R345 000.00** to the highest bidder, will be held by the **SHERIFF HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE** on **27 JANUARY 2026** at **11:00AM** of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: (a) **SECTION NO 172 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO: SS86/2012, IN THE SCHEME KNOWN AS KATARA IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT NOORDWYK EXTENSION 73 TOWNSHIP, THE LOCAL AUTHORITY CITY OF JOHANNESBURG METROPLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 74 SQUARE METRES IN ETENT; 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 : ST49643/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER;**

Situated: **UNIT 172 KATARA, 1 GEORGE ROAD, NOORDWYK EXT 74, MIDRAND**

Zoned: **RESIDENTIAL**

The property consists of UNIT WITH LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, 2 SHOWERS, 2 TOILETS AND 2 CARPORTS. **The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".**

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. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or eft on the date of the sale. The balance of 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 Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.
3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of **1%** of the purchase price per month.
4. The rules of auction are available 24 hours prior to the auction at the offices of the **SHERIFF HALFWAY**

HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE. The office of the Sheriff Halfway House will conduct the sale.

5. 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

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

- (a) Directive of the consumer protection act 68 of 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>)
- (b) Fica-legislation - proof of identity and address particulars
- (c) Payment of a refundable registration fee in the amount of **R50 000.00** is payable prior to the commencement of the auction in order to obtain a buyer's card.
- (d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the **SHERIFF HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE.**

Dated at **PRETORIA** on the **4TH NOVEMBER 2025**.

SIGNED:



Riana Theron

RWL INC.

Attorney for Applicant

Reference: **VAN DEN BURG/MAT13507/VAN DER WATT**



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.

SEARCH CRITERIA

| | | | |
|-------------------|------------------|---------------|--------------|
| Search Date | 2025/12/15 05:51 | Scheme Number | 86 |
| Reference | - | Scheme Type | UNIT |
| Report Print Date | 2025/12/15 05:52 | Unit Number | 172 |
| Scheme Name | KATARA | Search Source | Deeds Office |
| Deeds Office | Pretoria | | |

PROPERTY INFORMATION

| | | | |
|----------------------|------------------------|---------------------------|-----------------------|
| Property Type | SECTIONAL TITLE UNIT | Diagram Deed Number | - |
| Scheme Name | SS KATARA | Local Authority | CITY OF JOHANNESBURG |
| Scheme Number | 86 | Province | GAUTENG |
| Situated at | NOORDWYK EXT 74 2907,0 | Extent | 74.0000 |
| Scheme Year | 2012 | LPI Code | TOJR01870000290700000 |
| Unit Number | 172 | Registration Division | JR |
| Previous Description | - | Co-ordinates (Lat/Long)** | -25.96107 / 28.125051 |
| Suburb / Town** | ERAND AH | | |

OWNER INFORMATION (1)

| | | | |
|-----------------------|-------------------|--------------------------|--------------|
| MOERANE KEABETSWE | | | Owner 1 of 1 |
| Person Type** | PRIVATE PERSON | Document | ST49643/2012 |
| ID Number | | Microfilm / Scanned Date | - |
| Name | MOERANE KEABETSWE | Purchase Price (R) | 699 900 |
| Multiple Owners** | NO | Purchase Date | 2012/05/15 |
| Multiple Properties** | NO | Registration Date | 2012/07/10 |
| Share (%) | - | | |

DISCLAIMER

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ENDORSEMENTS (3)

| # | Document | Institution | Amount (R) | Microfilm / Scanned Date |
|---|---------------|-------------------------------|------------|--------------------------|
| 1 | I-2280/2022AT | 55067/2021 | - | - |
| 2 | SB30117/2012 | F N B MORTGAGE LOANS (RF) LTD | 699 900 | - |
| 3 | SK171/2012S | - | - | - |

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COPY OF TAX INVOICE

KEABETSWE MOERANE
880 LEVER ROAD
NOORDWYK EXT.74
1687

You can contact us in the following ways

Phone:
Tel: 0860 56 28 74
Fax: (011) 358-3408/9

Correspondence:
P O BOX 5000
JOHANNESBURG
2000

E-mail:
joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 4700117164 VAT NO: PIKITUP: 4700191292
VAT NO: JOHANNESBURG WATER: 4701910277 VAT NO: CITY POWER: 4710101182

| | |
|-------------------|-----------------|
| Date | 2025/11/06 |
| Statement For | November 2025 |
| Physical Address | 880 LEVER ROAD |
| Stand No./Portion | 172 KATARA |
| Township | NOORDWYK EXT.74 |

| Stand Size | Number of Dwellings | Date of Valuation | Portion | Municipal Valuation | Region |
|-------------------|---------------------|-------------------|---------|--------------------------|-------------------|
| 74 m ² | 1 | 2023/07/01 | A1 | Market Value R902,000.00 | REGION A WARD 112 |

Invoice Number: 166005986597

Next Reading Date: 2025/11/21

Client VAT Number:

Deposit: R 0.00

Account Number: 552414314

PIN CODE: 216535

Previous Account Balance

16,994.73

Sub Total

16,994.73

Interest on Arrears

48.76

Current Charges (Excl. VAT)

768.83

VAT @ 15%

46.50

| 90 DAYS+ | 60 DAYS | 30 DAYS | CURRENT | INSTALLMENT PLAN | TOTAL AMOUNT OUTSTANDING | Total Due | Due Date |
|-----------|----------|----------|---------|------------------|--------------------------|-----------|------------|
| 14,752.39 | 1,118.38 | 1,123.96 | 884.09 | 0.00 | 17,878.82 | | 2025/11/21 |

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 - 31 Oct 2026. For more info, visit www.joburg.org.za.

You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action.

Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing complaints@joburgombudsman.org.za

| | | |
|--|---|--|
|  a world class african city | Remittance Advice: This stub must accompany payment. Please do not detach if paying at the post office | Date: 2025/11/06 KEABETSWE MOERANE Acc. No.: 552414314 880 LEVER ROAD |
|  EasyPay 91115 5524143145 | |  Standard Bank City of Johannesburg Banking details: Internet Banking - Use the banks pre-loaded Company details SBSA branch deposits - CIN no AA45 to be used in place of bank acc. nr. Client Account No/Deposit Reference 552414314 |
|  Postal Office 0146 552414314 | | Total Due 17,878.82 Due Date 2025/11/21 |
|  516008800111159 55241431409 | | |



Account Number: 552414314

| City of Johannesburg Property Rates | VAT 4760117194 | Sub - Total | Total Amount |
|--|-----------------------|--------------------|---------------------|
| Category of Property: Property Rates Residential R 902,000.00 X R 0.0095447 / 12 (Billing Period 2025/11) | | 717.45 | |
| Less rates on first R300 000.00 of market value | | -238.62 | |
| VAT: 0 % | | 0.00 | 478.83 |

| PIKITUP Refuse | VAT 4790191292 | Sub - Total | Total Amount |
|---|-----------------------|--------------------|---------------------|
| Refuse Residential (Billing Period 2025/11) | | 310.00 | |
| VAT: 15.00% | | 46.50 | 356.50 |

Current Charges (Including VAT)

835.33

Where can a payment be made?
Any CoJ Office; and Post Office; and EasyPay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How to make a payment
By debit order, cash or debit card
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When to make a payment
Payments must reach the CoJ on or before the due date.

Change of address
This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

Terminating Electricity and water services
This must be done in writing 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.



Levy Statement / Tax Invoice

Katara Body Corporate

MOERANE, KEABETSWE

172 Katara

Cnr George & Lever Road

Noordwyk

Midrand 1684

Statement Date: 1-Dec-2025

Payments Up To: 19-Nov-2025

Premises: UNIT 172

You must use the following reference on your payment:

KAT0172A

Amount Due:

R117 604.85

Transactions

| Date | Details | Debit | Credit | Balance |
|-------------|---|-------------|--------|--------------------|
| 1-Oct-2025 | Balance Brought Forward | R112 487.10 | | R112 487.10 |
| 1-Nov-2025 | Electricity: Open 65975 (29-Aug-2025)-Close 66249 (30-Sep-2025) 274 Units (Ave 8.6 Units p/day) | R811.54 | | R113 298.64 |
| 1-Nov-2025 | Water: Open 1087 (29-Aug-2025) Close 1099 (30-Sep-2025) 12 Units | R206.91 | | R113 507.55 |
| 1-Nov-2025 | Levy - Standard | R1 183.02 | | R114 690.57 |
| 1-Nov-2025 | Domestic Effluent | R250.00 | | R114 940.57 |
| 1-Nov-2025 | Common Property Electricity | R55.79 | | R114 996.36 |
| 1-Nov-2025 | Levy - CSOS | R19.78 | | R115 016.14 |
| 1-Nov-2025 | Maintenance Plan - 10 Year | R100.00 | | R115 116.14 |
| 1-Dec-2025 | Water: Open 1099 (30-Sep-2025) Close 1106 (29-Oct-2025) 7 Units | R34.32 | | R115 150.46 |
| 1-Dec-2025 | Electricity: Open 66249 (30-Sep-2025) Close 66514 (29-Oct-2025) 265 Units (Ave 9.1 Units p/day) | R784.88 | | R115 935.34 |
| 1-Dec-2025 | Levy - Standard | R1 183.02 | | R117 118.36 |
| 1-Dec-2025 | Domestic Effluent | R250.00 | | R117 368.36 |
| 1-Dec-2025 | Common Property Electricity | R115.52 | | R117 483.88 |
| 1-Dec-2025 | Levy - CSOS | R20.97 | | R117 504.85 |
| 1-Dec-2025 | Maintenance Plan - 10 Year | R100.00 | | R117 604.85 |
| Amount Due: | | | | R117 604.85 |

Bank Details

Bank: ABSA Bank

Branch Code: 632005

Account Name: Katara Body Corporate

Account Number: 4113462985

Important: No cash payments at our offices

1. All amounts are due and payable in advance on the 1st (first) day of each month
2. Should this account not be queried within 14 days we accept this as correct
3. Payments are accepted without prejudice and will be allocated firstly against any arrear levies and utilities, thereafter to current levies due.

Please note:

Thank you for your valued support.