

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, HALFLWAY 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

KEABETWE 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: 4709117104
VAT NO: JOHANNESBURG WATER: 4270161077
VAT NO: PIKITUP: 4709191292
VAT NO: CITY POWER: 4710101102

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 m2	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)

788.83

VAT @ 15%

46.50

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



Remittance Advice:

This stub must accompany payment.
Please do not detach if paying at the post office



EasyPay 91115 5524143145



Postal Office 0146 552414314



516008800111159 55241431409

Date: 2025/11/06 KEABETWE MOERANE

Acc. No.: 552414314 880 LEVER ROAD

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

Total Due	17,878.82
Due Date	2025/11/21



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) Less rates on first R300 000.00 of market value VAT: 0 %		717.45 -238.62 0.00	478.83

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential (Billing Period 2025/11) VAT: 15.00%		310.00 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 505.55
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.