

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

CASE NUMBER: 069587-2023

In the matter between:

ABSA BANK LIMITED

Judgment Creditor

And

VHULAHANI REGINALD TSHIKOTA

Judgment Debtor

NOTICE OF SALE IN EXECUTION/ AUCTION

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff HALFWAY HOUSE to the highest bidder **SUBJECT TO A RESERVE PRICE OF R900 000.00** and will be held at 614 JAMES CRESCENT, HALFWAY HOUSE on 31 MARCH 2026 at 11H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 614 JAMES CRESCENT, HALFWAY HOUSE, prior to the sale.

CERTAIN :

PORTION 38 ERF 522 HALFWAY GARDENS EXTENSION 14 TOWNSHIP,
Registration Division J.R., Province of GAUTENG, being 38 KINGS GATE. SMUTS
DRIVE, HALFWAY GARDENS EXT 14

MEASURING: 343 (THREE HUNDRED AND FORTY THREE) Square Metres;

HELD under Deed of Transfer No. T42395/2007

Situated in the Magisterial District of HALFWAY HOUSE.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

MAIN BUILDING:	ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, 3 BEDROOM, 2 BATHROOM, SEPARATE TOILET, PATIO
OUTSIDE BUILDINGS:	2 DOUBLE GARAGES
SUNDRIES:	NONE

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

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 PRETORIA on 09 January 2026

HAMMOND POLE MAJOLA INC.
Attorneys of Judgment Creditor
c/o NVG Attorneys
Menlo Law Chambers
No. 49 11th Street
Menlo Park
Pretoria
Ref: MAT451332\AP/MM
Tel: (011) 874-1800



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	2026/02/25 10:30	Erf Number	522
Reference	-	Portion Number	38
Report Print Date	2026/02/25 10:30	Deeds Office	Pretoria
Township	halfway gardens	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T63509/1997
Township	HALFWAY GARDENS EXT 14	Local Authority	CITY OF JOHANNESBURG
Erf Number	522	Province	GAUTENG
Portion Number	38	Extent	343.0000SQM
Registration Division	JR	LPI Code	TOJR01000000052200038
Previous Description	-	Co-ordinates (Lat/Long)**	-25.997205 / 28.115575
Suburb / Town**	HALFWAY GARDENS		

OWNER INFORMATION (1)

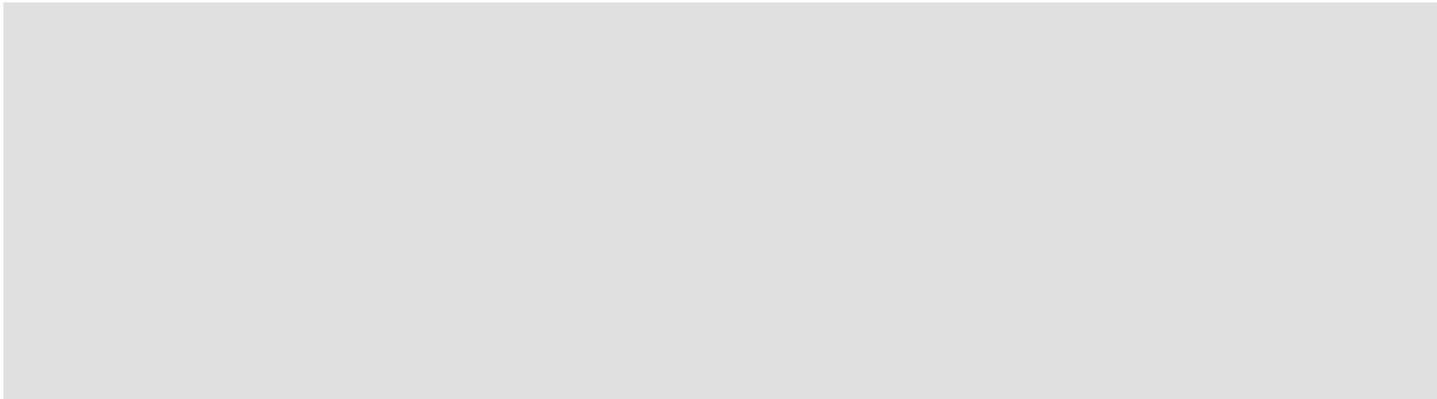
TSHIKOTA VHULAHANI REGINALD		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	T42395/2007
ID Number		Microfilm / Scanned Date	-
Name	TSHIKOTA VHULAHANI REGINALD	Purchase Price (R)	1 275 000
Multiple Owners**	NO	Purchase Date	2006/11/06
Multiple Properties**	NO	Registration Date	2007/03/30
Share (%)	-		

ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B53643/2007	ABSA BANK LTD	1 275 000	-
2	I-19221/2009AT	10215/2009	-	-
3	I-1811/2024AT	69587/2023	-	-

DISCLAIMER

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 Johannesburg 2000

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 JoburgConnect@joburg.org.za

• world class African city

COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194 VAT NO. : PIKITUP - 4790191292
 VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

TSHIKOTA V R
38 KINGSGATE COMPLEX
522 SMUTS DRIVE
HALFWAY GARDENS EXT.14
1686

Date	2025/10/06
Statement for	October 2025
Physical Address	44 UCR2 CRESCENT
Stand No./Portion	00000522 - 00038 - 00
Township	HALFWAY GARDENS EXT.14

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
343 m2	1	2023/07/01	A1	Market Value R 1,856,000.00	Region A Ward 132

Invoice Number : 94006358803	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 1,605.53

Account Number 900905637	(PIN Code:909969)
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Previous Account Balance	334,576.58
Sub Total	334,576.58
Interest on Arrears	190.67
Current Charges (Excl. VAT)	3,646.29
VAT @ 15%	327.29

Total Due	338,740.83
Due Date	2025/10/21

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
326,398.44	3,683.55	4,494.59	4,164.25	0.00	338,740.83

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.

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

Date : 2025/10/06 VHULAHANI REGINALD TSHIKOTA
 Acc. No. : 900905637 - 44 UCR2 CRESCENT, , HALFWAY GARDENS EXT.14

EasyPay	>>>> 91115 9009056376
SAPO	0146 900905637

Standard Bank City of Johannesburg Banking Details:
 Internet banking - Select preloaded Company details "City of Johannesburg".
 Deposits at SBSA branches - CIN no AA45 to be used in place of bank acc.no.
 Client Account No/Deposit Reference 900905637

>>>> 516008800111159 90090563709

Account Number 900905637

Johannesburg Water			
Water & Sanitation	VAT No. 4270191077	Amount	Sub Total
(Reading period = 2025/08/12 to 2025/09/11 = 31 days) Meter: 24040511; Register: 1; Multiply factor: 1; Start reading: 284.000; End reading: 312.000; Difference: 28.000; Consumption: 28.000; Units: KL; Type: Actual Readings. Daily average consumption 0.903 KL Charges for 28.000 KL are based on a sliding scale for a 31 day period Step 1 6.111 KL @ R 0.0000 (Billing Period 2025/10) Step 2 4.074 KL @ R 29.840 Step 3 5.092 KL @ R 31.150 Step 4 5.093 KL @ R 43.670 Step 5 7.630 KL @ R 60.360 Extended Social Package Grant Demand Management Levy Sewer monthly charge based on Stand size 343 m2 (Billing Period 2025/10) VAT: 15.00% (Total Amount: 1,725.96)		0.00 121.57 158.62 222.41 460.55 0.00 65.08 697.73 258.89	1,984.85
City Power			
Electricity	VAT No. 4710191182		
Prepaid Electricity VAT: 15.00%		0.00 0.00	0.00
City of Johannesburg			
Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Residential R 1,856,000.00 X R 0.0095447 / 12 (Billing Period 2025/10) Less rates on first R300 000.00 of market value Add Section 15 of MPRA adjustment VAT: 0 %		1,476.26 - 238.62 226.69 0.00	1,464.33
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse Residential VAT: 15.00% (Total Amount: 456.00)		456.00 68.40	524.40
Current Charges (Incl. VAT)			3,973.58

Where can payments be made ?

Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).

YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How can payments be made ?

By debit order, cash, debit or credit card.

KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When can payments be made ?

Payments must reach 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.

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.

ANGOR Property Specialists (Pty) Ltd Residential Property Management
Reg No 2005/004571/07 | VAT No 4220176988 | Website www.angor.co.za | Email
info@angor.co.za
Tel 087 006 0011 | Fax 086 679 6601 | PO Box 787319, Sandton, 2146
Head Office First Floor, Wrigley Field, The Campus, Corner of Sloane Street and Main Road,
Bryanston, Sandton, 2021



Levy Statement / Tax Invoice

Kings Gate HOA NPC

TSHIKOTA, V R
38 Kings Gate HOA
522 Smuts Drive
Halfway Gardens
Midrand 1685

Statement Date:	1-Mar-2026
Payments Up To:	17-Feb-2026
Premises:	UNIT 38

You must use the following reference on your payment:

KGH0038A

Amount Due:

R163 022.02

Transactions

Date	Details	Debit	Credit	Balance
1-Jan-2026	Balance Brought Forward	R159 472.24		R159 472.24
1-Feb-2026	Levy - Standard	R1 749.89		R161 222.13
1-Feb-2026	Levy - CSOS	R25.00		R161 247.13
1-Mar-2026	Levy - Standard	R1 749.89		R162 997.02
1-Mar-2026	Levy - CSOS	R25.00		R163 022.02
			Amount Due:	R163 022.02

Bank Details

Bank: ABSA
Branch Code: 632005
Account Name: Kings Gate HOA
Account Number: 4087414341

Important: No cash payments at our offices

1. All amounts are due and payable in advance on the 1st (first) day of each month and late payments will attract interest
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 and lastly to interest, collection costs and legal fees.

Please note:

Please visit ANGOR Online to view levy statements, Scheme information and documents. You can also download a Debtors Ledger for your Tax Return or capture banking details to set-up a Debit Order. <https://online.angor.co.za>