

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

Case Number: 2024/62638

In the matter between:

FOUNTAIN VIEW BODY CORPORATE
(448/2008)

Execution Creditor

and

BHEKWAYINKOSI GIFT MANYANGA
(ID NO: 790107 5035 081)

1st Execution Debtor

KHULULIWE ZINOGAZI NTSELE
(Identity Number: 830401 0735 080)

2nd Execution Debtor

**CITY OF JOHANNESBURG METROPOLITAN
MUNICIPALITY**

3rd Execution Debtor

NOTICE OF SALE IN EXECUTION

In PURSUANCE of judgment in the High Court of Johannesburg and a Warrant of Execution issued in Johannesburg High Court, dated 17th September 2024, the property listed below will be sold in execution by the Sheriff Halfwayhouse-Alexandra on the 9th of December 2025 at Sheriff Halfwayhouse-Alexandra at 614 James Crescent, Halfway House at 11:00 am with reserve to the highest bidder.

PROPERTY:

1. UNIT 116, in the scheme known as FOUNTAIN VIEW BODY CORPORATE, WITH SCHEME NUMBER 448/2008, under Title Deed ST72925/2008, which

is better known as UNIT 116 FOUNTAIN VIEW, 71 -14TH AVENUE, ERAND GARDENS, MIDRAND in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 113 (One Hundred and Thirteen square meters) sqm. in extent; and

2. An undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan.
3. Held by Deed of Transfer ST72925/2008

ALSO KNOWN AS: UNIT 116 FOUNTAIN VIEW, 71 -14TH AVENUE, ERAND GARDENS, MIDRAND.

The following information is furnished regarding the improvements, though in this respect **nothing is guaranteed**:

The property comprising of:

3 Bedrooms, 2 Bathrooms, Lounge, Dining room, Kitchen, Carport.

THE CONDITIONS OF SALE

The refundable registration fee in the amount R50 000.00 is payable in cash on the day of the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Sheriff Halfwayhouse-Alexandra at 614 James Crescent, Halfwayhouse, Midrand, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Halfwayhouse-Alexandra at 614 James Crescent, Halfwayhouse, Midrand, within 21 days from the date of sale.

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

at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

DATED AT Roodepoort on this 23rd day of October 2025.

HEERSCHOP PIENAAR ATTORNEYS INC
ATTORNEYS FOR THE EXECUTION CREDITOR

Block A, Ground Floor

Clearview Office Park

77 Wilhelmina Avenue

Allen's Nek

1735

TEL: 011 763 3050

FAX: 011 760 4767

Postnet Suite 162

Private Bag X1, Florida Hills

1716

EMAIL: jp@shplaw.co.za

REF: FOU2/0007



The Standard Bank of South Africa Ltd
Recoveries: Immovable Assets
PO Box 62427
Marshalltown 2107
3 Simmonds Street
5th Floor
Johannesburg 2001

Date: 2025-10-08

TO WHOM IT MAY CONCERN

CERTIFICATE OF BALANCE

In terms of Rule 43A(5)(c) of the Magistrates' Court Rules / Rule 46A(5)(c) of the Uniform Rules of Court

Debtor Name: NTSELE KZ & MANYANGA BG

Bond Account Number: 36xxxxx58

Property Description: SECTION 0116 FOUNTAIN VIEW ERAND AH EXT 1

This is to certify that the above-mentioned mortgage bond account reflects the following as at **2025-10-08**:

1. **Outstanding Capital Balance:** R 145,425.62
2. **Arrear Amount (if any):** R0.00

Account Status:

- ☐ The account is up to date.
- ☒ The account is in arrears.
- ☐ Legal action has been instituted for foreclosure.
- ☐ No legal action has been instituted.

This certificate is issued in compliance with **Rule 43A(5)(c)** of the Magistrates' Court Rules / **Rule 46A(5)(c)** of the Uniform Rules of Court and **Section 11(1)(c) and (f)** of the Protection of Personal Information Act (POPIA), for the purpose of supporting a court application to declare the property specially executable.

Should you require further information, please contact the undersigned.

Yours faithfully,

Morne Geldenhuys
Manager

Standard Bank Centre 1st Floor 5 Simmonds Street Johannesburg 2001 PO Box 61690 Marshalltown 2107 South Africa
Tel. Switchboard: +27 (0)11 636 9112 www.standardbank.co.za

The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06) Authorised financial services and registered credit provider (NCRCP15)

Directors: NMC Nyembezi (Chairman) SK Tshabalala* (Chief Executive Officer) LL Barn HJ Berrange PLH Cook A Daehnke* OA David-Borha¹ GJ Fraser-Moleketi GMB Kennealy BJ Kruger
Li LP² JH Maree NNA Matyumza RN Ogega³ Fenglin Tian²

Company Secretary: K Froneman - 2025/08/01

*Executive Director ¹ Nigerian ² Chinese ³ Kenyan



SS FOUNTAIN VIEW 448, U:116 (PRETORIA)

Deeds Office Property Scheme

2 Waterford Mews, Century City, Cape Town, 7441
Tel: +27 87 330 7577 - NCR Reg No: NCRCB30
Website: <https://www.searchworks.co.za>

SEARCH INFORMATION

Summary

Search Type	DEEDS OFFICE PROPERTY SCHEME
Search Description	SS FOUNTAIN VIEW 448, U:116 (PRETORIA)
Reference	SEARCHWORKS
Date	05/09/2025

SCHEME INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS FOUNTAIN VIEW
Scheme Number / Year	448/2008
Unit Number	116
Situated At	ERAND GARDENS EXT 64;782;0
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	113.0000
LPI Code	T0JR00790000078200000
Street Address	71 FOURTEENTH ROAD, ERAND GARDENS EXT 64

OWNER INFORMATION

Owner 1 of 2

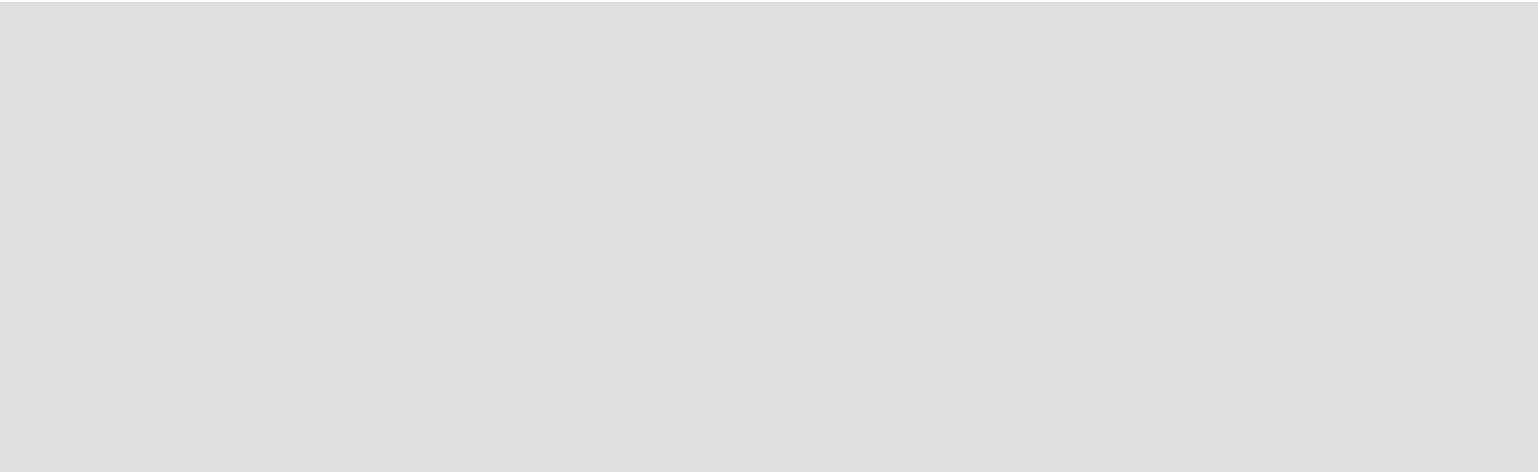
Owner Name	
ID / Reg. Number	
Owner Type	
Title Deed	ST72925/2008
Purchase Date	09/04/2008
Registration Date	04/08/2008
Purchase Price	R680000.00
Multiple Owners	YES
Multiple Properties	-
Share	0.500000
Microfilm Reference No.	20080811 11:26:33

OWNER INFORMATION (CONTINUED)

Owner 2 of 2	
Owner Name	
ID / Reg. Number	
Owner Type	
Title Deed	ST72925/2008
Purchase Date	09/04/2008
Registration Date	04/08/2008
Purchase Price	R680000.00
Multiple Owners	YES
Multiple Properties	-
Share	0.500000
Microfilm Reference No.	20080811 11:26:33

ENDORSEMENT(S)

Document Number	Microfilm Reference Number	Institution	Value
I-2534/2025AT	20250821 13:38:17	62638/2024	R0,00
SB75053/2008	20080811 11:27:40	STANDARD BANK OF SOUTH AFRICA LTD	R680 000,00



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a world class African city

Tel : (011) 375 5555
Fax : (011) 358 3408/9

PO Box 5000
Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

COPY TAX INVOICE

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

MANYANGA & NTSELE
PO Box 98060
WATERKLOOF HEIGHTS
0065

Date	2025/10/06
Statement for	October 2025
Physical Address	71 FOURTEENTH STREET
Stand No./Portion	116 FOUNTAIN VIEW
Township	ERAND GARDENS EXT.64

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
113 m2		2023/07/01	A1	Market Value R 881,000.00	REGION A WARD 112

Invoice Number : 244000374880	Group :	Next Reading Date :
Client VAT Number : 9999999999		Deposit Paid : R 0.00

Account Number 901137850	(PIN Code:986651)
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Previous Account Balance	82,076.35
Sub Total	82,076.35
Interest on Arrears	49.22
Current Charges (Excl. VAT)	772.12
VAT @ 15%	46.50

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
79,874.06	1,101.33	1,100.96	867.84	0.00	82,944.19

Total Due	82,944.19
Due Date	2025/10/21

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 MANYANGA & NTSELE
Acc. No. : 901137850 - 71 FOURTEENTH STREET , ERAND GARDENS EXT.64

EasyPay	>>>>> 91115 9011378503
SAPO	0146 901137850

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 901137850

>>>>> 516008800111159 90113785008

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.

**Fountain View Body Corporate**

Reg No: SS 448/449/2008

Email.: info@watchprop.co.za

Contact No.: 021 914 6660

ADDRESS

P O Box 5243

Tygervally

7536

PM: R Poonsamy

Manyanga BG & Ntsele KZ

116 Fountain View,

14th Road,

Erand Gardens,

1682

Section 116

Reference: MAN002-S116

Tel: 27825171887

Email: ZNtsele@sars.gov.za

STATEMENT

DATE

2025-09-25

Date	Source	Description	Debit	Credit	Cumulative
2025-07-01		Balance b/f	518787.03	0	518 787.03
2025-07-01	Invoice	INV08023	2114.49	0	520 901.52
2025-07-07	Journal Batch 186	Interest on arrears balance of R 518 787.03 as at 2025-06-30 (2.00% p.m.).	10375.74	0	531 277.26
2025-08-01	Invoice	INV08249	2114.49	0	533 391.75
2025-08-07	Journal Batch 189	Interest on arrears balance of R 531 277.26 as at 2025-07-31 (2.00% p.m.).	10625.55	0	544 017.30
2025-09-01	Invoice	INV08473	2114.49	0	546 131.79
2025-09-07	Journal Batch 195	Interest on arrears balance of R 544 017.30 as at 2025-08-31 (2.00% p.m.).	10880.35	0	557 012.14

120+ days	90+ days	60+ days	30+ days	Current
506 541.71	12 245.32	12 490.23	12 740.04	12 994.84
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 62759917960 Branch Code: 250655 Reference: MAN002-S116 Account Holder: FOUNTAIN VIEW Account Type: CURRENT Branch Name: ADDERLEY STREET				Total Due R 557 012.14