

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

Case Number: 2023-049469

In the matter between:

**LIDDESDALE BODY CORPORATE**

APPLICANT

**(SS NO: 174/1983)**

and

**THAPEDI MOSES MOHLABANE**

FIRST RESPONDENT

(ID: 691223 5343 084)

**NTHEPA JOHANNA MOHLABANE**

SECOND RESPONDENT

(ID: 711120 0676 086)

**CITY OF JOHANNESBURG**

THIRD RESPONDENT

**METROPOLITAN MUNICIPALITY**

---

**NOTICE OF SALE IN EXECUTION**

---

In PURSUANCE of judgment in the above Honourable Court and a Writ of Attachment dated 27<sup>th</sup> November 2023, the property listed below will be sold in execution by the Sheriff Halfway House-Alexandra, on the 30<sup>th</sup> April 2024 at the Sheriff's office at 614 James Crescent, Halfway House, at 11:00 **with reserve.**

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.

**PROPERTY:**

1. UNIT 17, in the scheme known as SS LIDDESDALE, WITH SCHEME NUMBER 174/1983, under Title Deed ST 110684/2001, which is better known as UNIT 17 LIDDESDALE BODY CORPORATE, 14 GIBSON DRIVE WEST, BUCCLEUCH in the City of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 144 (One Hundred and Forty-Four 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 ST 110684/2001

ALSO KNOWN AS: UNIT 17 LIDDESDALE BODY CORPORATE, 14 GIBSON DRIVE WEST, BUCCLEUCH.

The following information is furnished regarding the improvements, though in this respect:

**The property comprising of:**

**LOUNGE, DINING ROOM, X3 BEDROOMS, KITCHEN, X2 BATHROOMS, X2 TOILETS**

## **THE CONDITIONS OF SALE**

The refundable registration fee in the amount R50 000.00 is payable *via* EFT 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 Halfway House-Alexandra at 614 James Crescent, Halfway House, 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 Halfway House-Alexandra at 614 James Crescent, Halfway House.

DATED AT ROODEPOORT on this \_\_\_\_\_ day of March 2024.

---

### **SCHÜLER HEERSCHOP PIENAAR ATTORNEYS ATTORNEYS FOR THE EXECUTION CREDITOR**

Block 3, First Floor  
Clearwater Office Park  
Millennium Boulevard  
Strubens Valley  
1735

TEL: 011 763 3050

FAX: 011 760 4767

Postnet Suite 162  
Private Bag X1, Florida Hills  
1716

EMAIL: [jp@shplaw.co.za](mailto:jp@shplaw.co.za)

REF: LID1/0001



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

PO Box 5000  
Johannesburg 2000

E-mail :  
JoburgConnect@joburg.org.za

a 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

**MOHLABANE THAPEDI MOSES**  
POSTNET SUITE 447  
PRIVATE BAG X29  
GALLO MANOR  
2052

<b>Date</b>	<b>2024/03/05</b>
<b>Statement for</b>	<b>March 2024</b>
<b>Physical Address</b>	<b>14 GIBSON DRIVE</b>
<b>Stand No./Portion</b>	<b>17 LIDDESDALE</b>
<b>Township</b>	<b>BUCCLEUCH</b>

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
144 m2	1	2023/07/01	E1	Market Value R 1,195,000.00	Region E WARD 32

Invoice Number : 100005771666	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

<b>Account Number 202535739</b>	<b>(PIN Code:873616)</b>
---------------------------------	--------------------------

Previous Account Balance	85,602.69
Sub Total	85,602.69
Interest on Arrears	63.91
Current Charges (Excl. VAT)	945.66
VAT @ 15%	43.50

<b>Total Due</b>	<b>86,655.76</b>
<b>Due Date</b>	<b>2024/03/20</b>

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
82,720.84	1,613.13	1,268.72	1,053.07	0.00	86,655.76

For the City to continue delivering services to its citizens, customers are encouraged to pay their accounts in full & on time. Visit [www.Joburg.org.za](http://www.Joburg.org.za) for more.

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](mailto:complaints@joburgombudsman.org.za)

### Remittance Advice :

This stub must accompany payment, please do not detach if paying at the post office

Date : 2024/03/05 MOHLABANE THAPEDI MOSES  
Acc. No. : 202535739 - 14 GIBSON DRIVE , BUCCLEUCH

EasyPay >>>>> 91115 2025357399

SAPO 0146 202535739

### 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 202535739

>>>>> 516008800111159 20253573902





**Liddesdale Body Corporate**

Reg No: SS174/1983

Email: support@solver.co.za

Contact No.: 010 822 2882

**ADDRESS**

P.O Box 2720,

Bedfordview, 2008

**TM & NJ MOHLABANE**

17 Liddesdale,  
14 Gibson drive West,  
Buccleuch

Section 17

Reference: TMN002-S17

Tel: 27823732318

Email: jmohlabane@cbi-electric.com

# STATEMENT

DATE
2024-03-06

Date	Source	Description	Debit	Credit	Cumulative
2023-11-01		Balance b/f	349917.05	0	349 917.05
2023-11-01	Invoice	<a href="#">INV01515</a>	6353.55	0	356 270.60
2023-11-12	Journal Batch 207	SHP Legal Fees 63603	4581.28	0	360 851.88
2023-11-27	Journal Batch 210	Legal Monitoring Fees November 2023	200.00	0	361 051.88
2023-11-30	Journal Batch 208	Interest on arrears balance of R 360 851.88 as at 2023-11-16 (2.00% p.m.).	7217.04	0	368 268.92
2023-12-01	Invoice	<a href="#">INV01553</a>	6904.98	0	375 173.90
2023-12-06	Journal Batch 212	SHP Legal Fees 65104	5106.00	0	380 279.90
2023-12-21	Journal Batch 216	Legal Monitoring Fees December 2023	200.00	0	380 479.90
2024-01-01	Invoice	<a href="#">INV01592</a>	6872.68	0	387 352.58
2024-01-30	Journal Batch 218	Legal Monitoring Fees January 2024	200.00	0	387 552.58
2024-02-01	Invoice	<a href="#">INV01633</a>	6474.77	0	394 027.35
2024-02-14	Journal Batch 219	SHP LEGAL FEES 67783 FEB 2024	1962.41	0	395 989.76
2024-02-14	Journal Batch 221	SHP LEGAL FEES 67783 FEB 2024	1962.41	0	397 952.17
2024-02-29	Journal Batch 220	Interest on arrears balance of R 395 989.76 as at 2024-02-16 (2.00% p.m.).	7919.80	0	405 871.97
2024-02-29	Journal Batch 223	Legal Monitoring Fees February 2024	200.00	0	406 071.97
2024-03-01	Invoice	<a href="#">INV01681</a>	7362.08	0	413 434.05

120+ days	90+ days	60+ days	30+ days	Current
368 268.92	12 210.98	7 072.68	18 519.39	7 362.08
<b>BANKING DETAILS</b>				<b>Total Due</b>
Bank Name: STANDARD BANK Account Number: 002474492 Branch Code: 051001				<b>R 413 434.05</b>
Reference: TMN002-S17 Account Holder: LIDDESDALE Account Type: CURRENT Branch Name: BEDFORD GARDENS				