

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

CASE NUMBER: 2024-146635

In the matter between:

**FIRSTRAND MORTGAGE COMPANY (RF)
PROPRIETARY LIMITED**

Plaintiff

And

**KHOALI: THABO
IDENTITY NUMBER: 860109 5893 084**

First Defendant

**KHOALI: THEMBEKILE BOIKANO
IDENTITY NUMBER: 920917 0350 084**

Second Defendant

NOTICE OF SALE IN EXECUTION - AUCTION

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, against above named Defendants, a sale with a court reserve of **R570,116.08** will be held by the **Sheriff Halfway House-Alexandra** and has arranged for the immovable property to be sold by the **Sheriff of the High Court Halfway House-Alexandra,614 James Crescent, Halfway House** on **27 January 2026** at **11h00** of the under-mentioned property on the conditions which will lie for inspection at the offices of the **Sheriff Halfway House-Alexandra,614 James Crescent, Halfway House**, prior to the sale:

CERTAIN

A Unit consisting of:

- (a) Section No. 74 as shown and more fully described on Sectional Plan No. SS672/2022, in the scheme known as SAN RIDGE HEIGHTS in respect of the land and building or buildings situated at ERAND GARDENS EXTENSION 36 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan is 54 (FIFTY FOUR) SQUARE METRES in extent; 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 NUMBER ST65409/2023

**AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE
AFORESAID DEED**

**AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS
IMPOSED IN FAVOUR OF SAN RIDGE HEIGHTS HOME
OWNERS ASSOCIATION NPC (RF) REGISTRATION
NUMBER 2022/382400/08**

Which bears the physical address: **Unit 74 San Ridge Heights, 827 13th Street, Erand Gardens Extension 36, Midrand**

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

THE PROPERTY IS ZONED: RESIDENTIAL DWELLING CONSISTING OF: MAIN DWELLING: 1 LOUNGE, 1 KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 WC, 1 CARPORT, 1 COVERED BALCONY.

THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS"

TERMS:

1. The Purchaser shall pay Auctioneer's commission as follows:-

- 1.1 6% on the first R100 000.00;
- 1.2 3.5% on R100,001.00 to R400,000.00; and
- 1.3 1.5% on the balance of the proceeds of the sale,

subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT.

2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the 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 Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale.

3 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.**

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.infp.gov.za/view/DownloadFileAction?id=99961>)

(b) Fica-Legislation – Proof of identity and address particulars

(c) Payment of a registration fee

(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 SANDTON on this the 12TH day of November 2025



VAN HULSTEYNs

Applicant's Attorneys

Suite 25, 3rd Floor

Katherine and West Building

Corner Katherine and West Streets

Sandown

Sandton

TEL: (011) 523-5300

FAX: 086 624 5558

E-mail: Foreclosures@vhlaw.co.za;
marcia@vhlaw.co.za

REF: C PILLAY/MAT23689 FMC



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	2025/12/01 11:19	Scheme Number	672
Reference	-	Scheme Type	UNIT
Report Print Date	2025/12/01 11:19	Unit Number	74
Scheme Name	SAN RIDGE HEIGHTS	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS SAN RIDGE HEIGHTS	Local Authority	CITY OF JOHANNESBURG
Scheme Number	672	Province	GAUTENG
Situated at	ERAND GARDENS EXT 36;827;0	Extent	54.0000
Scheme Year	2022	LPI Code	TOJR00790000082700000
Unit Number	74	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	-		

OWNER INFORMATION (2)

KHOALI THEMBEKILE BOIKANO			Owner 1 of 2
Person Type**	PRIVATE PERSON	Document	ST65409/2023
ID Number		Microfilm / Scanned Date	-
Name	KHOALI THEMBEKILE BOIKANO	Purchase Price (R)	825 000
Multiple Owners**	NO	Purchase Date	2023/07/25
Multiple Properties**	NO	Registration Date	2023/10/04
Share (%)	-		

DISCLAIMER

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OWNER INFORMATION (2)

KHOALI THABO				Owner 2 of 2
Person Type**	PRIVATE PERSON	Document	ST65409/2023	
ID Number		Microfilm / Scanned Date	-	
Name	KHOALI THABO	Purchase Price (R)	825 000	
Multiple Owners**	NO	Purchase Date	2023/07/25	
Multiple Properties**	NO	Registration Date	2023/10/04	
Share (%)	-			

ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-3356/2025AT	146635/2024	-	-
2	SB38872/2023	FIRSTRAND MORTGAGE CO (RF) PTY LTD	825 000	-

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a world class African city

Fax : (011) 358 3408/9

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

**KHOALI THEMBEKILE BOIKANO K
483 SIXTH ROAD
ERAND GARDENS EXT.36
9999**

Date	2025/04/04
Statement for	April 2025
Physical Address	483 SIXTH ROAD
Stand No./Portion	74 SAN RIDGE HEIGHTS
Township	ERAND GARDENS EXT.36

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
54 m ²	1	2023/07/01	A1	Market Value R 838,000.00	REGION A WARD 112
Invoice Number	: 10000231992		Group :	Next Reading Date	:
Client VAT Number	:			Deposit Paid	: R 0.00

Account Number 558379338

Previous Account Balance	13,027.71
Sub Total	13,027.71
Interest on Arrears	126.82
Current Charges (Excl. VAT)	700.10
VAT @ 15%	43.65
Total Due	13,898.28
Due Date	2025/04/22

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over thirty (30) 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 : 2025/04/04 KHOALI THEMBEKILE BOIKANO KHOALI THEMBE
Acc. No. : 558379338 - 483 SIXTH ROAD , ERAND GARDENS EXT.36

EasyPay >>>> 91115 5583793384

SAPO 0146 558379338

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 558379338

>>>> 516008800111159 55837933801

City of Johannesburg		Amount	Sub Total
Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Residential R 838,000.00 X R 0.0091250 / 12 (Billing Period 2025/04) Less rates on first R300 000.00 of market value VAT: 0 %		637.23 - 228.13 0.00	409.10
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse Residential VAT: 15.00% (Total Amount: 291.00)		291.00 43.65	334.65
Current Charges (Incl. VAT)			743.75

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.

THABO KHOALI & THEMBEKILE BOIKANO MBELE

Unit 74 San Ridge Heights,
13th Rd,
Noordwyk,
Midrand,
1687

Unit No 74

Reference: TKT001-U74

Tel: 27636158598

Email: boikanokhoali@gmail.com

STATEMENT

DATE

2025-05-01

Date	Source	Description	Debit	Credit	Cumulative
2024-05-01		Balance b/f	0.00	0	0.00
2024-05-01	Invoice	INV04862	1506.27	0	1 506.27
2024-05-02	STANDARD BANK: 281057060	REAL TIME TRANSFER FROM BOB TKT001-U74 - "Payment - Thank you"	0	1506.27	0.00
2024-06-01	Invoice	INV05430	1506.27	0	1 506.27
2024-06-03	Invoice	INV05844	21.00	0	1 527.27
2024-06-03	STANDARD BANK: 281057060	CREDIT TRANSFER TKT001-U74 - "Payment - Thank you"	0	1506.27	21.00
2024-07-01	Invoice	INV05993	1535.64	0	1 556.64
2024-07-03	Journal Batch 148	Interest on arrears balance of R 21.00 as at 2024-06-30 (2.00% p.m.). Exempt from interest. Balance of 21.00 is below threshold amount 300	0.00	0	1 556.64
2024-07-03	STANDARD BANK: 281057060	MAGTAPE CREDIT TKT001-U74 - "Payment - Thank you"	0	1535.64	21.00
2024-08-01	Invoice	INV06596	1535.64	0	1 556.64
2024-08-05	Journal Batch 155	Interest on arrears balance of R 21.00 as at 2024-07-31 (2.00% p.m.). Exempt from interest. Balance of 21.00 is below threshold amount 300	0.00	0	1 556.64
2024-08-08	Invoice	INV07048	24.00	0	1 580.64
2024-08-09	Invoice	INV07063	21.00	0	1 601.64
2024-08-19	Invoice	INV07129	21.00	0	1 622.64
2024-08-22	Invoice	INV07163	24.00	0	1 646.64
2024-09-01	Invoice	INV07236	1535.64	0	3 182.28

120+ days	90+ days	60+ days	30+ days	Current
0.00	0.00	0.00	0.00	1 535.64

BANKING DETAILS

Bank Name: STANDARD BANK

Reference: TKT001-U74

Account Number: 281057060

Account Holder: SAN RIDGE HEIGHTS

Branch Code: 051001

Account Type: CURRENT

Branch Name: SANDTON CITY

Total Due

R 1 535.64

2024-09-03	Invoice	INV07687	21.00	0	3 203.28
2024-09-04	Journal Batch 163	Interest on arrears balance of R 1 646.64 as at 2024-08-31 (2.00% p.m.).	32.93	0	3 236.21
2024-09-10	Invoice	INV07731	24.00	0	3 260.21
2024-09-13	Invoice	INV07743	21.00	0	3 281.21
2024-09-30	STANDARD BANK: 281057060	MAGTAPE CREDIT TKT001-U74 - "Payment - Thank you"	0	4816.85	-1 535.64
2024-10-01	Invoice	INV07845	1535.64	0	0.00
2024-11-01	Invoice	INV08424	1535.64	0	1 535.64
2024-11-01	STANDARD BANK: 281057060	MAGTAPE CREDIT TKT001-U74 - "Payment - Thank you"	0	1535.64	0.00
2024-11-29	STANDARD BANK: 281057060	MAGTAPE CREDIT TKT001-U74 - "Payment - Thank you"	0	1535.64	-1 535.64
2024-12-01	Invoice	INV08961	1535.64	0	0.00
2024-12-24	STANDARD BANK: 281057060	MAGTAPE CREDIT TKT001-U74 - "Payment - Thank you"	0	1535.64	-1 535.64
2025-01-01	Invoice	INV09534	1535.64	0	0.00
2025-02-01	Invoice	INV10189	1535.64	0	1 535.64
2025-02-03	STANDARD BANK: 281057060	REAL TIME TRANSFER FROM BOB TKT001-U74 - "Payment - Thank you"	0	1535.64	0.00
2025-03-01	Invoice	INV10868	1535.64	0	1 535.64
2025-03-07	Invoice	INV11380	24.00	0	1 559.64
2025-03-14	Invoice	INV11420	24.00	0	1 583.64
2025-03-20	Invoice	INV11440	24.00	0	1 607.64
2025-03-28	STANDARD BANK: 281057060	CREDIT TRANSFER ABSA BANK TKT001-U74 - "Payment - Thank you"	0	3143.28	-1 535.64
2025-04-01	Invoice	INV11530	1535.64	0	0.00
2025-05-01	Invoice	INV12191	1535.64	0	1 535.64

120+ days	90+ days	60+ days	30+ days	Current
0.00	0.00	0.00	0.00	1 535.64

BANKING DETAILS

Bank Name: STANDARD BANK

Reference: TKT001-U74

Total Due

Account Number: 281057060

Account Holder: SAN RIDGE HEIGHTS

R 1 535.64

Branch Code: 051001

Account Type: CURRENT

Branch Name: SANDTON CITY