

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

Case Number: 2024/119642

In the matter between:

ATHOS VILLAS BODY CORPORATE
(152/1985)

Execution Creditor

and

JABULANI SAMUEL NKOSI
(ID NO: 790107 5218 08 3)

1st Execution Debtor

**CITY OF JOHANNESBURG METROPOLITAN
MUNICIPALITY**

2nd 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 24th February 2025, the property listed below will be sold in execution by the Sheriff Halfwayhouse-Alexandra on the 28th of October 2025 at Sheriff Halfwayhouse-Alexandra at 614 James Crescent, Halfway House at 11:00 am with reserve to the highest bidder.

PROPERTY:

1. UNIT 39, in the scheme known as ATHOS VILLAS BODY CORPORATE, WITH SCHEME NUMBER 1092/2007, under Title Deed ST26500/2017, which is better known as UNIT 39 ATHOS VILLAS, 173 MORITZ AVENUE, HALFWAYHOUSE, MIDRAND in the city of Johannesburg Metropolitan

Municipality of which section the floor area, according to the sectional plan 76 (Seventy Six 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 ST26500/2017

ALSO KNOWN AS: UNIT 39 ATHOS VILLAS, 173 MORITZ AVENUE, HALFWAYHOUSE, MIDRAND.

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

The property comprising of:

2 Bedrooms, 2 Bathrooms, Lounge/Dining area, Kitchen.

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 3rd day of September 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: ATH2/0013



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	2025/10/06 11:49	Scheme Number	1092
Reference	-	Scheme Type	UNIT
Report Print Date	2025/10/06 11:49	Unit Number	39
Scheme Name	ATHOS VILLAS	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS ATHOS VILLAS	Local Authority	CITY OF JOHANNESBURG
Scheme Number	1092	Province	GAUTENG
Situated at	HALFWAY HOUSE EXT 24;843;0	Extent	76.0000
Scheme Year	2007	LPI Code	TOIR02920000084300000
Unit Number	39	Registration Division	IR
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	-		

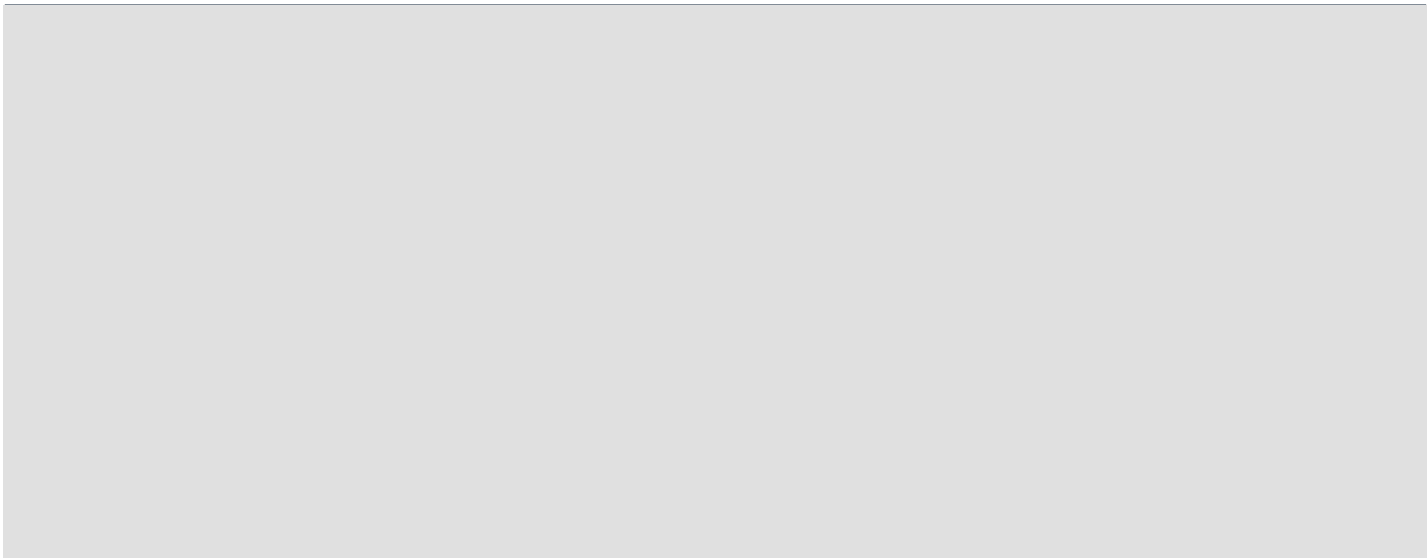
OWNER INFORMATION (1)

NKOSI JABULANI SAMUEL		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST26500/2017
ID Number	7901075218083	Microfilm / Scanned Date	-
Name	NKOSI JABULANI SAMUEL	Purchase Price (R)	625 000
Multiple Owners**	NO	Purchase Date	2016/06/10
Multiple Properties**	NO	Registration Date	2017/04/06
Share (%)	-		

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ENDORSEMENTS (2)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-2280/2025AT	119642/2024	-	-
2	SK7654/2007S	-	-	-



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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

JABULANI SAMUEL NKOSI
39 ATHOS VILLAS
173 MORITZ AVENUE
HALFWAY HOUSE EXT 24
1687

Date	2025/09/04
Statement for	September 2025
Physical Address	173 MORITZ AVENUE
Stand No./Portion	39 ATHOS VILLAS
Township	HALFWAY HOUSE EXT.24

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
76 m2	1	2023/07/01	A1	Market Value R 570,000.00	REGION A WARD 110

Invoice Number : 244000346380	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 554664969	(PIN Code:289393)
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Previous Account Balance	27,480.99
Sub Total	27,480.99
Interest on Arrears	30.24
Current Charges (Excl. VAT)	460.76
VAT @ 15%	36.90

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due	28,008.89
25,942.72	771.51	766.76	527.90	0.00	28,008.89	Due Date	2025/09/19

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 : 2025/09/04 JABULANI SAMUEL NKOSI
Acc. No. : 554664969 - 173 MORITZ AVENUE , HALFWAY HOUSE EXT.24

EasyPay	>>>>> 91115 5546649699
SAPO	0146 554664969

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 554664969

>>>>> 516008800111159 55466496902

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 simultaneously, 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.

JABULANI SAMUEL NKOSI

Unit No 39

Reference: JAB001-U39

Email: info@samuelacc.co.uk

STATEMENT

DATE

2025-09-15

Date	Source	Description	Debit	Credit	Cumulative
2025-03-01		Balance b/f	46838.73	0	46 838.73
2025-03-01	Invoice	INV05230	2150.29	0	48 989.02
2025-03-14	Invoice	INV05267	9227.60	0	58 216.62
2025-03-27	FIRST NATIONAL BANK: 62892681133	JAB001-U39 - "Payment - Thank you"	0	2150.29	56 066.33
2025-04-01	Invoice	INV05312	2150.29	0	58 216.62
2025-05-01	Invoice	INV05392	2150.29	0	60 366.91
2025-06-01	Invoice	INV05474	2150.29	0	62 517.20
2025-07-01	Invoice	INV05555	2150.29	0	64 667.49
2025-07-17	Invoice	INV05591	431.25	0	65 098.74
2025-08-01	Invoice	INV05711	2248.21	0	67 346.95
2025-09-01	Invoice	INV05787	2248.21	0	69 595.16

120+ days	90+ days	60+ days	30+ days	Current
60 366.91	2 150.29	2 581.54	2 248.21	2 248.21
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 62892681133 Branch Code: 250655				Total Due R 69 595.16

 Reference: JAB001-U39
 Account Holder: ATHOS VILLAS
 Account Type: CURRENT
 Branch Name: WOODMEAD RETAIL PARK