

AUCTION

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

Case No: 845/2022

In the matter between:

NEDBANK LIMITED

EXECUTION CREDITOR

and

GLADYS ANNAH MOHLALA

JUDGMENT DEBTOR

**NOTICE OF SALE IN EXECUTION
IMMOVABLE PROPERTY**

In pursuance of a judgment granted by this Honourable Court on **25 APRIL 2024**, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of **R340 000.00**, by the Sheriff of the High Court **HALFWAY HOUSE-ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **31 MARCH 2026** at **11H00**, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the **SHERIFF OF THE HIGH COURT, HALFWAY HOUSE-ALEXANDRA: 614 JAMES CRESCENT, HALFWAY HOUSE**, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or the Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property.

A UNIT CONSISTING OF –

(A) SECTION NO. 215 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS98/2012, IN THE SCHEME KNOWN AS CRESCENDO IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 1622 SAGEWOOD EXTENSION 18 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 82 (EIGHTY TWO) 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 ST83876/2013 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE CRESCENT GLADES HOME OWNERS ASSOCIATION NPC

(also known as: **SECTION NO. 215 (DOOR NO. 215) CRESCENDO, 2 WAGNER LANE, SAGEWOOD EXTENSION 18, MIDRAND, GAUTENG**)

MAGISTERIAL DISTRICT: **RANDBURG**

ZONING: **RESIDENTIAL**

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: 2 BEDROOMS, 2 BATHROOMS, KITCHEN, LOUNGE

TAKE FURTHER NOTICE THAT:

1. This 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 sha.online. All terms and conditions available on sha.online or at 614 James Crescent, Halfway House, Midrand.
2. The registration fee for the buyers will be R50 000.00.

VELILE TINTO AND ASSOCIATES INC.

TINTO HOUSE C/O SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) &
DISSELBOOM STREETS 0062

WAPADRAND, PRETORIA

DX 178, PRETORIA

PO Box 733

0050, Wapadrand, Pretoria

Tel: (012) 807 3366 (Ext. 519)

Litigation direct fax: (012) 807 5299

Email: service@tintolaw.co.za

Ref: L4213/DBS/S BALKISHUN/CEM



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 12:30	Scheme Number	98
Reference	-	Scheme Type	UNIT
Report Print Date	2026/02/25 12:31	Unit Number	215
Scheme Name	CRESCENDO	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS CRESCENDO	Local Authority	CITY OF JOHANNESBURG
Scheme Number	98	Province	GAUTENG
Situated at	SAGEWOOD EXT 18 1622,0	Extent	82.0000
Scheme Year	2012	LPI Code	TOJR05870000162200000
Unit Number	215	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.951865 / 28.101706
Suburb / Town**	SAGEWOOD		

OWNER INFORMATION (1)

MOHLALA GLADYS ANNAH			Owner 1 of 1
Person Type**	PRIVATE PERSON	Document	ST83876/2013
ID Number		Microfilm / Scanned Date	-
Name	MOHLALA GLADYS ANNAH	Purchase Price (R)	524 000
Multiple Owners**	NO	Purchase Date	2013/08/22
Multiple Properties**	NO	Registration Date	2013/10/18
Share (%)	-		

DISCLAIMER

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ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-1808/2024AT	845/2022	-	-
2	SB49652/2013	NEDBANK LTD	477 300	-

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COPY OF TAX INVOICE

G A MOHLALA
8th road
37 carlsaald manor
MIDRAND
1685

You can contact us in the following ways

- Phone: Tel: 0860 56 28 74 Fax: (011) 358-3408/9
- Correspondence: P O BOX 5000 JOHANNESBURG 2000
- E-mail: joburgconnect@joburg.org.za

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

Date	2026/03/05
Statement for	March 2026
Physical Address	2 WAGNER LANE
Stand No./Portion	215 CRESCENDO
Township	SAGEWOOD EXT.18

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
82 m2		2023/07/01	A1	Market Value R 713,000.00	REGION A WARD 112

Invoice Number: 178006989231 Next Reading Date: 2026/03/20
Client VAT Number: Deposit: R 0.00

Account Number: 552300959 **PIN CODE: xxxxxx**

Previous Account Balance	52,325.70
Sub Total	52,325.70
Interest on Arrears	43.77
Current Charges (Excl. VAT)	801.19
VAT @ 15%	36.90

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due		
50,062.09	1,141.39	1,122.22	881.86	0.00	53,207.56		53,207.56	
							Due Date	2026/03/20

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over fourteen (14) 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

EasyPay 91115 5523009594

Postal Office 0146 552300959

516008800111159 55230095906

Date: 2026/03/05	G A MOHLALA
Acc. No.: 552300959	2 WAGNER LANE

Standard Bank City of Johannesburg Banking details:
Internet banking - Use the banks pre-loaded Company details
SBSA branch deposits - **CIN no AA45** to be used in place of bank acc. nr.
Client Account No/Deposit Reference 552300959

Total Due	53,207.56
Due Date	2026/03/20



Account Number: 552300959

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 713,000.00 X R 0.0095447 / 12 (Billing Period 2026/03) Less rates on first R300 000.00 of market value Add Section 15 of MPRA adjustment VAT: 0 %		567.12 - 238.62 226.69 0.00	555.19

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential (Billing Period 2026/03) VAT: 15.00%		246.00 36.90	282.90

Current Charges (Including VAT)

838.09

Where can a payment be made?

Any CoJ Office; any Post Office; any EasyPay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How to make a payment

By debit order, cash or debit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When to make a payment

Payments must reach the 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 services?

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.

PROVISIONAL STATEMENT

MOHLALA (H/O) GA
215 CRESCENDO BODY CORPORATE
2 WAGNER STREET
SAGEWOOD X18
MIDRAND
1682

ACCOUNT NO: BCR000215A
DATE: 16 February 2026
E-MAIL : gmohlala7@gmail.com;info@remmamsgroup.co.za
SCHEME NAME: CRESCENDO BODY CORPORATE 215

Debit Order: No

Date	Description	Amount	Cumulative
	Balance Carried Over	0.00	
2025/12/01	Community Schemes Levy	10.04	10.04
2025/12/01	Administrative Levy	1 002.00	1 012.04
2025/12/01	Reserve Fund Levy	136.74	1 148.78
2025/12/17	Balance Brought Forward 30-11-2025 (Solver Properties)	165 548.89	166 697.67
2026/01/01	Community Schemes Levy	10.04	166 707.71
2026/01/01	Administrative Levy	1 002.00	167 709.71
2026/01/01	Reserve Fund Levy	136.74	167 846.45
2026/01/19	Interest On Arrears	26.88	167 873.33
2026/02/01	Community Schemes Levy	10.04	167 883.37
2026/02/01	Administrative Levy	1 002.00	168 885.37
2026/02/01	Reserve Fund Levy	136.74	169 022.11
Total:			169 022.11
		Interest not yet charged as at 16/02/2026	3 211.98
		Debt Collection Commission not yet charged as at 16/02/2026	585.35
Total to settle the account as at 16/02/2026			<u>172 819.44</u>

The balance reflected on this statement does not constitute clearance figures

PAYMENT REFERENCE: BCR000215A

Bank Name	First National Bank
Account Name	Pretor Group (Pty) Ltd
Account Number	514 242 794 08
Branch Code	251445

**Pretor Group comprising of: Sectional Title Administration • Residential Communities Administration
Home Rentals • Commercial Property Management • Financial Services**

Directors: GO von Broembsen BA (LLB) (CEO), BN Cowie BCom (COO), A Serfontein BCom (Hons) (CAO)
 Reg No 1960/000260/07 Vat No 4920102888 Registered Debt Collector Reg No 0037104/09 **Registered with the PPRA**
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