

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

CASE NO: **015076/2024**

In the matter between:

**SB GUARANTEE COMPANY (RF)  
PROPRIETARY LIMITED**

Execution Creditor

and

**THATO BASHEMANE MOKOENA**

Judgment Debtor

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**AUCTION - NOTICE OF SALE IN EXECUTION  
IMMOVABLE PROPERTY**

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In pursuance of a judgment granted by this Honourable Court on **16 SEPTEMBER 2024**, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution **WITH A RESERVE PRICE OF R2 100 000.00** by the Sheriff of the High Court **HALFWAY HOUSE-ALEXANDRA** at **THE SHERIFF'S OFFICE, 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, GAUTENG** on **31 MARCH 2026** at **11H00**, to the highest bidder. The sale will be augmented with a timed online sale commencing on Thursday 26 January 2026 prior to the live sale on Tuesday, 31 March 2026 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](http://shha.online).

All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand.

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

ERF 525 ERAND GARDENS, EXTENSION 92 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 333 (THREE HUNDRED AND THIRTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T65819/2021, SUBJECT to the conditions therein contained and more especially subject to the conditions imposed by THE SUMATRA HOME OWNERS ASSOCIATIONS, Registration number 2004/026272/08.

**ALSO KNOWN AS Number 3 Sumatra Estate, Cnr 8<sup>th</sup> & 7<sup>th</sup> Road, Erand Gardens, Midrand, Gauteng Province.**

IMPROVEMENTS (not guaranteed): Lounge, Dining Room, Kitchen, 4 Bedrooms and 2.5 Bathrooms.

**TAKE FURTHER NOTICE:**

- 1 This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof.
- 2 All bidders are required to pay R 50 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
- 3 The Purchasers shall pay a deposit of 10% immediately on sale and the balance against transfer by a bank and furnish a guarantee for such payment issued by the bank concerned within 21 days of sale by a bank.

- 4 The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions.
- 5 Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.

DATED at **CAPE TOWN** on this the **27<sup>th</sup>** day of **JANUARY 2026**.

**TIM DU TOIT & CO INC**

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Per: Mrs T Van der Spuy  
Execution Creditor's Attorneys  
Seventh Floor, 56 Shortmarket Street  
CAPE TOWN

(Ref: **T VAN DER SPUY/ilr/M33857**)

Tel: 021 529 7710

Email: [tracy@timdutoit.co.za](mailto:tracy@timdutoit.co.za)

[ilze@timdutoit.co.za](mailto:ilze@timdutoit.co.za)

**C/o Tim du Toit & Co Inc Johannesburg**

33 The Valley Road

C/o Jan Smuts Avenue

West Cliffe

**Johannesburg**

Tel: 011 274 9800



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 09:23	Erf Number	525
Reference	-	Portion Number	-
Report Print Date	2026/02/25 09:23	Deeds Office	Pretoria
Township	erand gardens	Search Source	Deeds Office

### PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T146733/2005
Township	ERAND GARDENS EXT 92	Local Authority	CITY OF JOHANNESBURG
Erf Number	525	Province	GAUTENG
Portion Number	0	Extent	333.0000SQM
Registration Division	JR	LPI Code	TOJR00790000052500000
Previous Description	-	Co-ordinates (Lat/Long)**	-25.971395 / 28.106606
Suburb / Town**	-		

### OWNER INFORMATION (1)

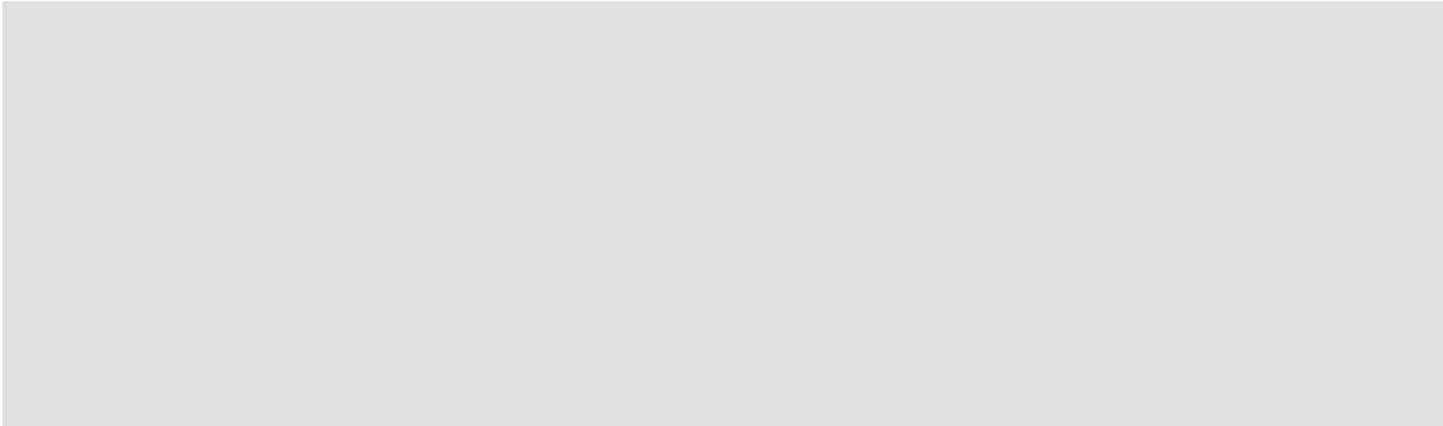
MOKOENA THATO BASHEMANE		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	T65819/2021
ID Number		Microfilm / Scanned Date	-
Name	MOKOENA THATO BASHEMANE	Purchase Price (R)	2 500 000
Multiple Owners**	NO	Purchase Date	2021/03/21
Multiple Properties**	NO	Registration Date	2021/09/15
Share (%)	-		

### ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B45147/2021	S B GUARANTEE CO (RF) PTY LTD	2 500 000	-
2	I-192/2025AT	15076/2024	-	-
3	VA7956/2024	MOKOENA THATO BASHEMANE	-	-

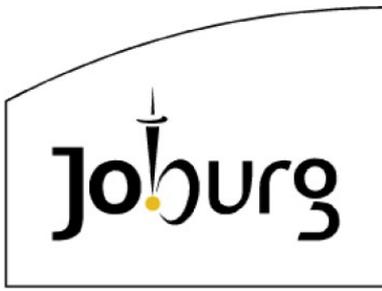
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a world class African city

Computer generated  
**COPY OF TAX INVOICE**  
THATO B MOKOENA  
3 SUMATRA  
ERAND GARDENS  
1682

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	2025/11/06
Statement for	November 2025
Physical Address	525 ERAND GARDENS EXT.92 TS
Stand No./Portion	00000525 - 00000 - 00
Township	ERAND GARDENS EXT.92

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
333 m2	1	2023/07/01	A1	Market Value R 2,500,000.00	REGION A WARD 112

Invoice Number: 28006690432 Next Reading Date: 2025/11/17  
Client VAT Number: Deposit: R 6,132.66

**Account Number: 557229925** **PIN CODE: xxxxxx**

Previous Account Balance	349,365.50
Sub Total	349,365.50
Interest on Arrears	562.06
Current Charges (Excl. VAT)	8,389.94
VAT @ 15%	996.01

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
321,564.97	15,615.07	12,185.46	9,948.01	0.00	359,313.51	<b>359,313.51</b>	
						Due Date	<b>2025/11/17</b>

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 to 31 Oct 2026. For more info, visit [www.joburg.org.za](http://www.joburg.org.za).  
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: 2025/11/06 THATO B MOKOENA  
Acc. No.: 557229925 525 ERAND GARDENS EXT.92 TS

EasyPay 91115 5572299252

Postal Office 0146 557229925

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 557229925



516008800111159 55722992508

<b>Total Due</b>	<b>359,313.51</b>
<b>Due Date</b>	<b>2025/11/17</b>



<b>PIKITUP Refuse</b>	<b>VAT 4790191292</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Refuse Residential ( Billing Period 2025/11 )		456.00	
VAT: 15.00%		68.40	524.40

<b>Current Charges (Including VAT)</b>	<b>9,385.95</b>
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**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.

**23 January 2026**

Account Number: **SMT0003B**  
**Thato Bashemane Mokoena**  
**Cnr 7th & 8th Street, Erand Gardens Ext 92, Midrand**

Good Day

**Sumatra Estate**

Your email dated **23.01.2026** refers:

Please see the figures below as requested:

As of today's date, the total amount due is **R 8 182.25** which includes the **February 2026** levies and charges.

Monthly Costs:

Monthly levy	R 2000.00
Additional Levy	R 30.00

Please contact (**Stefanie Hooman** <stefanie@sutherlandkruger.com>) for the legal fees. Please quote their reference number: **WA9524/Z22189/Z21210/WA9504**

Kind regards,

**Welma Mafoko**  
Legal Recoveries Administrator  
**011 707 0000**  
[www.whitfields.co.za](http://www.whitfields.co.za)