

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

CASE NO: 2024/11964

In the matter between

ATHOS VILLAS BODY CORPORATE
(1092/2007)

Execution Creditor

and

JABULANI SAMUEL NKOSI
(ID NO: 790107 5218 083)

1st Execution Debtor

**CITY OF JOHANNESBURG METROPOLITAN
MUNICIPALITY**

2nd Execution Debtor

NOTICE OF SALE IN EXECUTION

In PURSUANCE of judgment in the Johannesburg High Court and a Writ of Attachment dated 12th June 2026, together with court order dated 24th February 2025, the property listed below will be sold in execution by the Sheriff Halfway House-Alexandra, on the 30st day of June 2026 at Sheriff Halfway House - Alexandra at 614 James Crescent, Halfway House, at 11:00 **WITH RESERVE**, to the highest bidder.

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 39, in the scheme known as ATHOS VILLAS, 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 metres) 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:

Lounge/Dining area, 2 bedrooms, Kitchen, 2 Bathrooms, 1 Shower, 2 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.

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

MANNER OF SALE

The sale shall be for South African Rand and **WITH RESERVE PRICE.**

DATED AT Roodepoort on this 24th of April 2026.

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

Block A, Ground Floor

Clearview Office Park

77 Wilhelmina Avenue

Allens Nek

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



SEARCH INFORMATION

Summary

Search Type	DEEDS OFFICE PROPERTY SCHEME
Search Description	SS ATHOS VILLAS 1092, U:39 (PRETORIA)
Reference	SEARCHWORKS
Date	03/09/2025

SCHEME INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS ATHOS VILLAS
Scheme Number / Year	1092/2007
Unit Number	39
Situated At	HALFWAY HOUSE EXT 24;843;0
Registration Division	IR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	76.0000
LPI Code	TOIR02920000084300000
Street Address	UNKNOWN

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
NKOSI JABULANI SAMUEL		R625 000,00	10/06/2016

OWNER INFORMATION

Owner 1 of 1

Owner Name	NKOSI JABULANI SAMUEL
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST26500/2017
Purchase Date	10/06/2016
Registration Date	06/04/2017
Purchase Price	R625000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20170512 09:12:18

ENDORSEMENT(S)			
Document Number	Microfilm Reference Number	Institution	Value
I-2280/2025AT	20250731 14:27:44	119642/2024	R0,00
SK7654/2007S	20080701 14:51:10	-	R0,00

HISTORY INFORMATION			
Document Number	Microfilm Reference Number	Owner	Value
B214036/2006	20210319 17:56:12	-	R0,00
SB164483/2007	-	-	R0,00
I-11629/2008AT	20231113 16:17:13	-	R0,00
SB13354/2013	20170512 08:55:32	-	R0,00
ST1092-39/2007	-	GREENVILLE TRADING 560 CC	R0,00
ST137357/2007	20120410 11:13:19	ZOLYFAN PROP CC	R720 000,00
ST13334/2013	20130527 13:56:57	GROTSIUS ANTON	R320 000,00
ST19982/2012	20130307 11:22:46	NEDBANK LTD	R290 000,00
ST13333/2013	20130307 11:22:05	DENNY'S HOMES PTY LTD	R320 000,00
ST21428/2013	20170512 08:56:06	ZICWELE XOLANI AMSTRONG	R420 000,00

REPORT INFORMATION		
Date of Information	03/09/2025 14:42	
Print Date	03/09/2025 14:42	
Generated By	JP SPANGENBERG	
Reference	SEARCHWORKS	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

The data displayed above is provided by our data suppliers and is not altered by SearchWorks. Terms of Use are applicable to this information and can be found on <https://app.searchworks.co.za/>. SearchWorks is not liable for any damages caused by this information.

JABULANI SAMUEL NKOSI

Unit No 39

Reference: JAB001-U39

Email: info@samuelacc.co.uk

STATEMENT

DATE
2026-05-25

Date	Source	Description	Debit	Credit	Cumulative
2026-01-01		Balance b/f	91662.19	0	91 662.19
2026-01-01	Invoice	<u>INV06104</u>	2248.21	0	93 910.40
2026-01-05	FIRST NATIONAL BANK: 62892681133	ADT CASH DEPO02137011 JAB001-U39 - "Payment - Thank you"	0	800.00	93 110.40
2026-01-05	FIRST NATIONAL BANK: 62892681133	ADT CASH DEPO02137011 JAB001U39 - "Payment - Thank you"	0	6000.00	87 110.40
2026-01-19	Invoice	<u>INV06147</u>	6336.50	0	93 446.90
2026-01-19	Invoice	<u>INV06153</u>	2157.98	0	95 604.88
2026-02-01	Invoice	<u>INV06194</u>	2310.62	0	97 915.50
2026-02-05	FIRST NATIONAL BANK: 62892681133	ADT CASH DEPO02767001 JAB001-U39 - "Payment - Thank you"	0	6800.00	91 115.50
2026-03-01	Invoice	<u>INV06272</u>	2310.62	0	93 426.12
2026-03-05	FIRST NATIONAL BANK: 62892681133	ADT CASH DEPO00644001 JAB001-U39 - "Payment - Thank you"	0	6800.00	86 626.12
2026-04-01	Invoice	<u>INV06367</u>	2310.62	0	88 936.74
2026-04-07	FIRST NATIONAL BANK: 62892681133	ADT CASH DEPOMALLAFRI JAB001-U39 - "Payment - Thank you"	0	6800.00	82 136.74
2026-04-14	Journal Batch 55	ATH2/0013 - ATHOS VILLAS BODY CORPORATE // JABULANI SAMUEL NKOSI - UNIT 39	12378.61	0	94 515.35
2026-05-01	Invoice	<u>INV06453</u>	2310.62	0	96 825.97
2026-05-06	FIRST NATIONAL BANK: 62892681133	ADT CASH DEPOBOULDERS JAB001-U39 - "Payment - Thank you"	0	6800.00	90 025.97
2026-05-08	Journal Batch 63	Interest on arrears for period 2026-05-01 to 2026-05-08. (10.00% p.a).	206.63	0	90 232.60

120+ days	90+ days	60+ days	30+ days	Current
68 404.88	2 310.62	2 310.62	14 689.23	7 263.20
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 62892681133 Branch Code: 250655				Total Due R 94 978.55
Reference: JAB001-U39 Account Holder: ATHOS VILLAS Account Type: CURRENT Branch Name: WOODMEAD RETAIL PARK				

120+ days	90+ days	60+ days	30+ days	Current
68 404.88	2 310.62	2 310.62	14 689.23	7 263.20
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 62892681133 Branch Code: 250655 Reference: JAB001-U39 Account Holder: ATHOS VILLAS Account Type: CURRENT Branch Name: WOODMEAD RETAIL PARK				Total Due
				R 94 978.55



a world class African city

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

PO Box 5000
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	2026/06/04
Statement for	June 2026
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 : 154006332875	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 554664969	(PIN Code:289393)
--------------------------	-------------------

Previous Account Balance						32,250.63
Sub Total						32,250.63
Interest on Arrears						29.65
Current Charges (Excl. VAT)						460.76
VAT @ 15%						36.90

Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with que ries must still be paid; averages apply only to disputed services. 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 : 2026/06/04 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

[illegible]

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.