

Findlay & Niemeyer

INCORPORATED (NO. 1989/007387/21)



NOTICE OF SALE IN EXECUTION
IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION, PRETORIA

In the matter between:

Case No. **92601/2023**

STANDARD BANK OF SOUTH AFRICA LIMITED

Execution Creditor

and

LEBOGANG MPHAGA

Judgment Debtor

A SALE IN EXECUTION of the undermentioned property is to be held by the **Sheriff Halfway House-Alexandra** at **614 JAMES CRESCENT, Halfway House**, on **TUESDAY, 31 MARCH 2026** at **11h00**, subject to a reserve price of **R 244 000.00**.

Full conditions of sale can be inspected at the Sheriff Halfway House/Alexandra, 614 James Crescent, Halfway House, and will be read out prior to the sale taking place.

No warranties are given with regard to the description, extent and/or improvements of the property.

A Unit consisting of:

- (a) Section No. **12** as shown and more fully described on Sectional Plan No. **SS185/1981** in the scheme known as **SAVOY GARDENS** in respect of the land and building or buildings situated at **SAVOY ESTATE TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY** of which section of the floor area, according to the said sectional plan is **95 (NINETY FIVE) SQUARE METRES** in extent; and
- (b) Section No. **16** as shown and more fully described on Sectional Plan No. **SS185/1981** in the scheme known as **SAVOY GARDENS** in respect of the land and building or buildings situated at **SAVOY ESTATE TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY** of which section of the floor area, according to the said sectional plan is **16 (SIXTEEN) SQUARE METRES** in extent; and
- (c) 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 under **DEED OF TRANSFER ST8722/2014**;

**ALSO KNOWN AS SECTION 12 (DOOR 105) AND SECTION 16 (GARAGE)
SAVOY GARDENS, 40 AINTREE AVENUE, alternatively 561 BOTHA AVENUE,
SAVOY ESTATE, JOHANNESBURG.**

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

Improvements :-

A Sectional Title Unit with: 2 bedrooms, 1 bathroom, lounge, kitchen, 1 garage.

Zoned

Residential

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.

REGISTRATION AS BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, *INTER ALIA*:

- Directive of the Consumer Protection Act 68 of 2008
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- FICA – legislation i.ro. proof of identity and address particulars
- The registration fee for buyers is R 50 000.00
- Registration conditions

FINDLAY & NIEMEYER INCORPORATED
Attorneys for Plaintiff
P.O. Box 801, Pretoria
Ref. M COETZEE/AN/F6591
Tel No. (012) 342-9164



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 12:52	Scheme Number	185
Reference	-	Scheme Type	UNIT
Report Print Date	2026/02/25 12:53	Unit Number	12
Scheme Name	SAVOY GARDENS	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS SAVOY GARDENS	Local Authority	CITY OF JOHANNESBURG
Scheme Number	185	Province	GAUTENG
Situated at	SAVOY ESTATE , 128	Extent	95.0000
Scheme Year	1981	LPI Code	TOIR05930000012800000
Unit Number	12	Registration Division	NOT AVAILABLE
Previous Description	-	Co-ordinates (Lat/Long)**	-26.129132 / 28.084617
Suburb / Town**	SAVOY ESTATE		

OWNER INFORMATION (1)

MPHAGA LEBOGANG		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST8722/2014
ID Number		Microfilm / Scanned Date	-
Name	MPHAGA LEBOGANG	Purchase Price (R)	460 000
Multiple Owners**	NO	Purchase Date	2013/08/23
Multiple Properties**	NO	Registration Date	2014/02/11
Share (%)	-		

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-2551/2025AT	92601/2023	-	-
2	SB5376/2014	STANDARD BANK OF SOUTH AFRICA LTD	400 000	-

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).



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

Lebohang Mphaga
12 SAVOY GARDENS
40 AINTREE AVENUE
SAVOY ESTATE
2090

Date	2026/02/05
Statement for	February 2026
Physical Address	40 AINTREE AVENUE
Stand No./Portion	12 SAVOY GARDENS
Township	SAVOY ESTATE

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
95 m2	1	2023/07/01	E1	Market Value R 617,000.00	Region E WARD 74

Invoice Number : 220000495579	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 552452648	(PIN Code:216765)
--------------------------	-------------------

Previous Account Balance	49,196.65
Sub Total	49,196.65
Interest on Arrears	33.48
Current Charges (Excl. VAT)	498.14
VAT @ 15%	36.90

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
47,579.69	804.78	812.18	568.52	0.00	49,765.17

Total Due	49,765.17
Due Date	2026/02/20

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) 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 : 2026/02/05 Lebohang Mphaga
Acc. No. : 552452648 - 40 AINTREE AVENUE , SAVOY ESTATE

EasyPay	>>>> 91115 5524526489
SAPO	0146 552452648

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 552452648

>>>> 516008800111159 55245264807

PRIME PROPERTY INVESTMENTS

IN ASSOCIATION WITH ALEC MASSEL REAL ESTATE (PTY) LTD

Company Reg. No. 94/02480/07

Vat Reg. No. 4420143952

Prime Property Investments (Pty) Ltd
11 Linksfield Road, Dunvegan, Edenvale, 1609
Postnet Suite 90, Private Bag X8, Highlands North, 2037
Building matters: primeprop@p-p-i.co.za
Account Queries: accounts@p-p-i.co.za
Insurance queries: insurance@p-p-i.co.za
Telephone: 011 887 5244 Facsimilie: 011 887 5245

TAX INVOICE

Date: 01 Mar 2026 Property: 105 Savoy Gardens Invoice Number: COPY 3429*105.032026

L Mphaga
Savoy Gardens 105
Savoy Estate
2090

Staff Contacts: Portfolio Manager	Name: Jacqui von Allmen	Email: primeprop@p-p-i.co.za	Property Address: 40 AINTREE AVENUE SAVOY ESTATE 2090
---	-----------------------------------	--	---

Client Acc. No: 34290105005

Meter Readings/Dates	Opening:	Closing:	Consumed:
Electricity	27 965 12 JAN 2026	0	0
Water			0

PAYMENTS ARE DUE ON 1ST DAY OF EACH MONTH

Date	Description	Vat	Amount (incl. Vat)
	Balance B/f		183,921.99
01 Mar 2026	Basic Levy		1,984.85
03 Feb 2026	Electricity		1,323.81
01 Mar 2026	Interest On Odue Bal [at Bal 183,921.99 X 10.25% Pa]		1,446.18
01 Mar 2026	Csos Levy - 03/2026 [3429*105-1984.85]		29.70
SUB-TOTAL		0.00	188,706.53
Want to pay by debit order? http://www.unibase.co.za/amdo.pdf		TOTAL DUE (incl. Vat)	188,706.53

Standard Bank Account Details:
 Bank account name: Prime Property Investments (Pty) Ltd
 Branch name: Boksburg
 Branch code: 011842
 Account number: 020694245
 Client Acc. No.: Please use **Client Account Number** displayed above
 For **SBSA branch deposits** - CIN no: 771B to be used in place of bank account number
 Internet banking - use the banks pre-loaded Company details.

Important notes regarding payments:
 *Recent payments may not yet reflect on this statement
 *Owners are encouraged to pay accounts electronically in order to avoid unnecessary bank charges
 *Payments will be allocated first to interest/penalties and then the oldest debt