

AUCTION

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

Case Number: **2023-041361**

In the matter between:

NEDBANK LIMITED

Applicant

and

DAKALO RASELABE

Respondent

NOTICE OF SALE IN EXECUTION

In execution of a judgment of the High Court of South Africa (Gauteng Division, Johannesburg) in the abovementioned suit, a Sale subject to a **RESERVE PRICE OF R375,000.00**, will be held by **THE OFFICES OF THE SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY, 28 JULY 2026** at **11h00** of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at **THE OFFICES OF THE SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**.

CERTAIN:

A unit consisting of –

- (a) **Section No. 63** as shown and more fully described on **Sectional Plan No. SS130/2015**, in the scheme known as **FORTE** in respect of the land and building or buildings situated as **ERF 1619 SAGEWOOD EXTENSION 18 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY** of which section the floor area, according to the said sectional plan is **98 (NINETY EIGHT) 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 ST15339/2015

Situated at: UNIT 63 FORTE, 9 BEETHOVEN LANE, SAGEWOOD EXT 18, MIDRAND

IMPROVEMENTS: (not guaranteed) – ATTACHED SECTIONAL UNIT, WITH BRICK WALLS AND TILED ROOF, TILED INTERIOR FLOORS, LOUNGE, 2 BEDROOMS, KITCHEN, 1 BATHROOM, 1 SHOWER, 1 TOILET. 1 GARAGE UNDER TILED ROOF.

THE PROPERTY IS ZONED: RESIDENTIAL

Situated in the Magisterial District of **JOHANNESBURG NORTH**.

1. **The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent)** on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R100 000.00 (One Hundred Thousand Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.
2. 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.
3. 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.
4. The rules of this auction will be available at least 24 hours before the auction at **THE OFFICES OF THE SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**.
5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008.
6. The Sheriff or his/her deputy for **HALFWAY HOUSE** will conduct the sale.
7. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
 - a) Directive of the Consumer Protection Act 68 of 2008.
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
 - b) FICA - legislation i.r.o. proof of identity and address particulars.
 - c) Payment of a Registration Fee of R50,000.00 in cash or by EFT. All bidders should

request bidding requirements timeously, no late requests will be condoned.

8. Advertising costs at current publication rates and sale costs according to court rules, apply.
9. 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.

Signed at **JOHANNESBURG** this the **2nd** day of **APRIL 2026**.



ENDERSTEIN MALUMBETE INC

PER: N MALUMBETE

Attorneys for the Plaintiff

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Sandton

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Johannesburg 2000

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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

RASELABE D
FORTE UNIT 63
9 BEETHOVEN LANE
SAGEWOOD EXT.18
1687

Date	2026/04/08
Statement for	April 2026
Physical Address	9 BEETHOVEN LANE
Stand No./Portion	63 FORTE
Township	SAGEWOOD EXT.18

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
98 m2		2023/07/01	A1	Market Value R 902,000.00	REGION A WARD 112

Invoice Number : 100006508146	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 553536693	(PIN Code:293669)
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Previous Account Balance	37,077.28
Sub Total	37,077.28
Interest on Arrears	53.66
Current Charges (Excl. VAT)	788.83
VAT @ 15%	46.50

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
34,841.12	1,118.93	1,117.23	888.99	0.00	37,966.27

Total Due	37,966.27
Due Date	2026/04/23

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 : 2026/04/08 DAKALO RASELABE
Acc. No. : 553536693 - 9 BEETHOVEN LANE , SAGEWOOD EXT.18

EasyPay	>>>>> 91115 5535366933
SAPO	0146 553536693

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 553536693

>>>>> 516008800111159 55353669305

[illegible]

Forte Body Corporate

Reg No: SS 129, 130, 853, 854 / 2014

Email.: Portfolio Manager: kelly@mafadiho.co.za |

Debtor: zanleigh@mafadiho.co.za

Contact No.: Portfolio Manager: (c) 061 9848601 |

Office: (t) 010 745 0443

ADDRESS

3 Anerley Road

Parktown

Johannesburg

2193

Raselabe D

 9 Beethoven Lane,
 Sagewood,
 1619

Unit No 63

Reference: RAS001-U63

Tel: 27712031002

Email: draselabe@yahoo.com

STATEMENT

DATE
2026-04-17

Date	Source	Description	Debit	Credit	Cumulative
2025-12-01		Balance b/f	204143.06	0	204 143.06
2025-12-01	Invoice	<u>INV12171</u>	1885.18	0	206 028.24
2025-12-11	Journal Batch 82	Interest on arrears balance of R 206 028.24 as at 2025-12-11 (24.00% p.a.).	4120.56	0	210 148.80
2026-01-01	Invoice	<u>INV12316</u>	1885.18	0	212 033.98
2026-01-21	Journal Batch 83	Interest on arrears balance of R 212 033.98 as at 2026-01-08 (24.00% p.a.).	4240.68	0	216 274.66
2026-01-23	Invoice	<u>INV12533</u>	350.00	0	216 624.66
2026-02-01	Invoice	<u>INV12475</u>	1885.18	0	218 509.84
2026-03-01	Invoice	<u>INV12612</u>	1885.18	0	220 395.02
2026-04-01	Invoice	<u>INV12762</u>	1885.18	0	222 280.20
2026-04-01	Journal Batch 85	02-2026 Levy Collection	0	480.18	221 800.02

120+ days	90+ days	60+ days	30+ days	Current
209 668.62	6 475.86	1 885.18	1 885.18	1 885.18
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 62816161757 Branch Code: 250655				Total Due R 221 800.02
Reference: RAS001-U63 Account Holder: FORTE Account Type: CURRENT Branch Name: MELROSE ARCH				



SS FORTE 130, U:63 (PRETORIA)

Deeds Office Property Scheme

2 Waterford Mews, Century City, Cape Town, 7441
Tel: +27 87 330 7577 - NCR Reg No: NCRCB30
Website: <https://www.searchworks.co.za>

SEARCH INFORMATION

Summary

Search Type	DEEDS OFFICE PROPERTY SCHEME
Search Description	SS FORTE 130, U:63 (PRETORIA)
Reference	N02759
Date	20/01/2025

SCHEME INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS FORTE
Scheme Number / Year	130/2015
Unit Number	63
Situated At	SAGEWOOD EXT 18 1619,0
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	80.0000
LPI Code	-
Street Address	-

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
RASELABE DAKALO	8807015592082	R698 000,00	29/10/2014

OWNER INFORMATION

Owner 1 of 1

Owner Name	RASELABE DAKALO
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST15339/2015
Purchase Date	29/10/2014
Registration Date	06/03/2015
Purchase Price	R698000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20150326 14:43:19

ENDORSEMENT(S)			
Document Number	Microfilm Reference Number	Institution	Value
I-3704/2015LG	20240213 16:39:28	-	R0,00
SB9842/2015	20150326 14:43:43	NEDBANK LTD	R698 000,00
SK7205/2014S	20150326 13:51:41	-	R0,00

HISTORY INFORMATION			
Document Number	Microfilm Reference Number	Owner	Value
ST130-63/2015	20150326 14:12:34	WING TAI DEVELOPMENT PTY LTD	R0,00

REPORT INFORMATION		
Date of Information	20/01/2025 15:03	
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