

AUCTION

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

CASE NUMBER: 97264/2024

In the matter between:

NEDBANK LIMITED PLAINTIFF
(previously known as NEDCOR BANK LIMITED)

and

SHANGE, THULANE MEXWELL DEFENDANT
(IDENTITY NUMBER: 921027 5517 080)

NOTICE OF SALE IN EXECUTION IMMOVABLE PROPERTY

In pursuance of judgment granted by this Honourable Court and a Warrant of Execution issued thereafter, the under mentioned immovable property will be sold in Execution to the highest bidder, subject to Conditions of Sale, with a reserve of R1 500,000.00, at **THE OFFICES OF THE SHERIFF OF THE HIGH COURT HALFWAY HOUSE-ALEXANDRA, at 614 JAMES CRESCENT, HALFWAY HOUSE** on **27 JANUARY 2026** at **11h00**.

Full Conditions of Sale can be inspected at the **OFFICES OF THE SHERIFF OF THE HIGH COURT HALFWAY HOUSE-ALEXANDRA, at 614 JAMES CRESCENT, HALFWAY HOUSE** and will also be read out by the Sheriff prior to the sale in execution.

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

SECTION NO. 2 as shown and more fully described on Sectional Title Plan No. **SS680/2005** in the scheme known as **85 COUNTRY VIEW** in respect of building/buildings situate at **PORTION 85 OF ERF 128 COUNTRY VIEW TOWNSHIP, PROVINCE OF GAUTENG, REGISTRATION DIVISION: JR., LOCAL AUTHORITY: CITY OF JOHANNESBURG MUNICIPALITY**; 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.

MEASURING: 155 (ONE HUNDRED AND FIFTY-FIVE) SQUARE METERS

HELD BY DEED OF TRANSER NO. ST9348/2023, SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER AND MORE ESPCIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF HOMEOWNERS ASSOCIATION NPC;

PROPERTY ZONED: Residential

ALSO KNOWN AS: UNIT 2, 85 COUNTRY VIEW ESTATE, 18B SONNEBLOM STREET
COUNTRY VIEW GARDENS, MIDRAND

IMPROVEMENTS: MAIN BUILDING: SINGLE STOREY, FREESTANDING PROPERTY. BRICK WALLS, TILED ROOF, TILED FLOORS. ROOMS: LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, 2 BATHROOMS, 2 SHOWERS, 2 TOILETS. OUTBUILDING: DOUBLE GARAGE, BRICK WALLS AND TILED ROOF. FENCED BOUNDARY BY BRICK. RESIDENTIAL AREA WITH PAVING. (NOT GUARANTEED).

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 shh.online or at 614 Crescent, Halfway House, Midrand.

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 BY eft THAT MUST REFLECT IN THE Sheriff's account prior to the commencement of the auction in order to obtain a buyer's card,
- d) Registration conditions:

The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the sheriff within 21 days after the sale.

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, clause 4 of the Conditions of Sale.

Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price.

F J GROENEWALD

VAN HEERDENS INC t/a VHI ATTORNEYS

Attorneys for Plaintiff

PRETORIA

TEL: 012-111 0121

REFERENCE: GROENEWALD/LL/**GN3524**



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	2025/11/27 11:48	Scheme Number	680
Reference	-	Scheme Type	UNIT
Report Print Date	2025/11/27 11:48	Unit Number	2
Scheme Name	85 COUNTRY VIEW	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS 85 COUNTRY VIEW	Local Authority	CITY OF JOHANNESBURG
Scheme Number	680	Province	GAUTENG
Situated at	COUNTRY VIEW;128;85	Extent	155.0000
Scheme Year	2005	LPI Code	TOJR00400000012800085
Unit Number	2	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.944113 / 28.127523
Suburb / Town**	COUNTRY VIEW		

OWNER INFORMATION (1)

SHANGE THULANE MEXWELL			Owner 1 of 1
Person Type**	PRIVATE PERSON	Document	ST9348/2023
ID Number		Microfilm / Scanned Date	-
Name	SHANGE THULANE MEXWELL	Purchase Price (R)	1 900 000
Multiple Owners**	NO	Purchase Date	2022/06/20
Multiple Properties**	NO	Registration Date	2023/02/24
Share (%)	-		

DISCLAIMER

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ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-3084/2025AT	97264/2024	-	-
2	SB6243/2023	NEDBANK LTD	1 716 037	-

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Account Number 558092920

City of Johannesburg			
Property Rates	VAT No. 4760117194	Amount	Sub Total
Category of Property: Property Rates Residential R 1,759,000.00 X R 0.0095447 / 12 (Billing Period 2025/11) Less rates on first R300 000.00 of market value VAT: 0 %		1,399.10 - 238.62 0.00	1,160.48
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse Residential (Billing Period 2025/11) VAT: 15.00% (Total Amount: 456.00)		456.00 68.40	524.40

Current Charges (Incl. VAT)

1,684.88

Where can payments be made ?

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 ?

How can payments be made?

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 timely, 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.



COUNTRY VIEW

Country View Home Owners Association

Reg No: 2006/010222/08

Email.: MPitout@gemsprop.co.za

Contact No.: 0876 100 140

ADDRESS

Private Bag X6

Fourways North

2086

Kruger, Susanna Gertruida

85 Kloof View Close,

Country View Estate,

Mooikloof,

0081

Section 85

Reference: KRU001-E85

Tel: 27833069734

Email: truikruger@gmail.com

STATEMENT

DATE

2025-11-27

Date	Source	Description	Debit	Credit	Cumulative
2025-03-01		Balance b/f	0	3508.47	-3 508.47
2025-03-01	Invoice	INV17783	3508.47	0	0.00
2025-03-31	STANDARD BANK: 23375264	KRU001-E85 - "Payment - Thank you"	0	2810.32	-2 810.32
2025-04-01	Invoice	INV18113	2810.32	0	0.00
2025-04-30	STANDARD BANK: 23375264	KRU001-E85 - "Payment - Thank you"	0	3723.75	-3 723.75
2025-05-01	Invoice	INV18450	3723.75	0	0.00
2025-05-30	STANDARD BANK: 23375264	KRU001-E85 - "Payment - Thank you"	0	3203.60	-3 203.60
2025-06-01	Invoice	INV18774	3203.60	0	0.00
2025-06-30	STANDARD BANK: 23375264	KRU001-E85 - "Payment - Thank you"	0	4271.30	-4 271.30
2025-07-01	Invoice	INV19393	4271.30	0	0.00
2025-07-25	STANDARD BANK: 23375264	KRU001-E85 - "Payment - Thank you"	0	4645.89	-4 645.89
2025-08-01	Invoice	INV19720	4645.89	0	0.00
2025-08-28	STANDARD BANK: 23375264	KRU001-E85 - "Payment - Thank you"	0	4260.69	-4 260.69
2025-09-01	Invoice	INV20047	4260.69	0	0.00
2025-10-01	Invoice	INV20368	4189.87	0	4 189.87

120+ days	90+ days	60+ days	30+ days	Current
0.00	0.00	0.00	0.00	0.00

BANKING DETAILS

Bank Name: STANDARD BANK

Account Number: 23375264

Branch Code: 051001

Reference: KRU001-E85

Account Holder: COUNTRY VIEW

Account Type: CURRENT

Branch Name: UNIVERSAL

Total Due

R 0.00

2025-10-01	STANDARD BANK: 23375264	KRU001-E85 - "Payment - Thank you"	0	4189.87	0.00
2025-10-28	STANDARD BANK: 23375264	KRU001-E85 - "Payment - Thank you"	0	4657.36	-4 657.36
2025-11-01	Invoice	INV20735	4657.36	0	0.00

120+ days	90+ days	60+ days	30+ days	Current	Total Due
0.00	0.00	0.00	0.00	0.00	R 0.00
BANKING DETAILS					
Bank Name: STANDARD BANK Account Number: 23375264 Branch Code: 051001					