

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

Case Number: 2024-110398

In the matter between:

GOLDEN HILLS HOMEOWNERS ASSOCIATION

APPLICANT

(Registration Number: 96/205749/08)

and

SIPHIWE TSHABALALA

FIRST RESPONDENT

(ID: 600318 5716 08 9)

**CITY OF JOHANNESBURG METROPOLITAN
MUNICIPALITY**

SECOND RESPONDENT

ABSA HOME LOANS GUARANTEE CO (RF) PTY LTD

THIRD RESPONDENT

NOTICE OF SALE IN EXECUTION

In PURSUANCE of judgment in the Magistrate's Court for the District of Johannesburg North and a Writ of Attachment dated 03RD of September 2025, the property listed below will be sold in execution by the Sheriff Halfway House-Alexandra, on the 31st

day of March 2026 at Sheriff Halfway House - Alexandra at 614 James Crescent, Halfway House, at 11:00, subject to reserve price of R 1 915 000.00.

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. **ERF 459**, in the scheme known as **GOLDEN HILLS HOMEOWNERS ASSOCIATION**, with Registration number **95/05749/08**, held by the Execution Debtor under Title Deed **T49388/2014**, which is better known as **ERF 459 GOLDEN HILLS HOMEOWNERS ASSOCIATION, SMUTS DRIVE, HALFWAY GARDENS, HALFWAY HOUSE** in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional **1007 (ONE THOUSAND AND SEVEN) square meters** 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 **T49388/2014**

ALSO KNOWN AS: ERF 459 GOLDEN HILLS HOMEOWNERS ASSOCIATION, SMUTS DRIVE, HALFWAY GARDENS, HALFWAY HOUSE

The following information is furnished regarding the improvements, though in this respect:

The property comprising of:

4 Bedrooms, 3 Bathrooms, 2 Showers, 2 Toilets, double Garage

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.

DATED AT Roodepoort on this _____ of _____ 2026.

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

Block A, Ground Floor
Clearview Office Park
77 Wilhelmina Avenue

Strubens Valley

1735

TEL: 011 763 3050

FAX: 011 760 4767

Postnet Suite 162

Private Bag X1, Florida Hills

1716

EMAIL: jp@shplaw.co.za

REF: GOL15/0001



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 13:14	Erf Number	459
Reference	-	Portion Number	-
Report Print Date	2026/02/25 13:15	Deeds Office	Pretoria
Township	halfway gardens	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T44914/2001
Township	HALFWAY GARDENS EXT 34	Local Authority	CITY OF JOHANNESBURG
Erf Number	459	Province	GAUTENG
Portion Number	0	Extent	1007.0000SQM
Registration Division	IR	LPI Code	TOJR01000000045900000
Previous Description	-	Co-ordinates (Lat/Long)**	-25.997049 / 28.113923
Suburb / Town**	HALFWAY GARDENS		

OWNER INFORMATION (2)

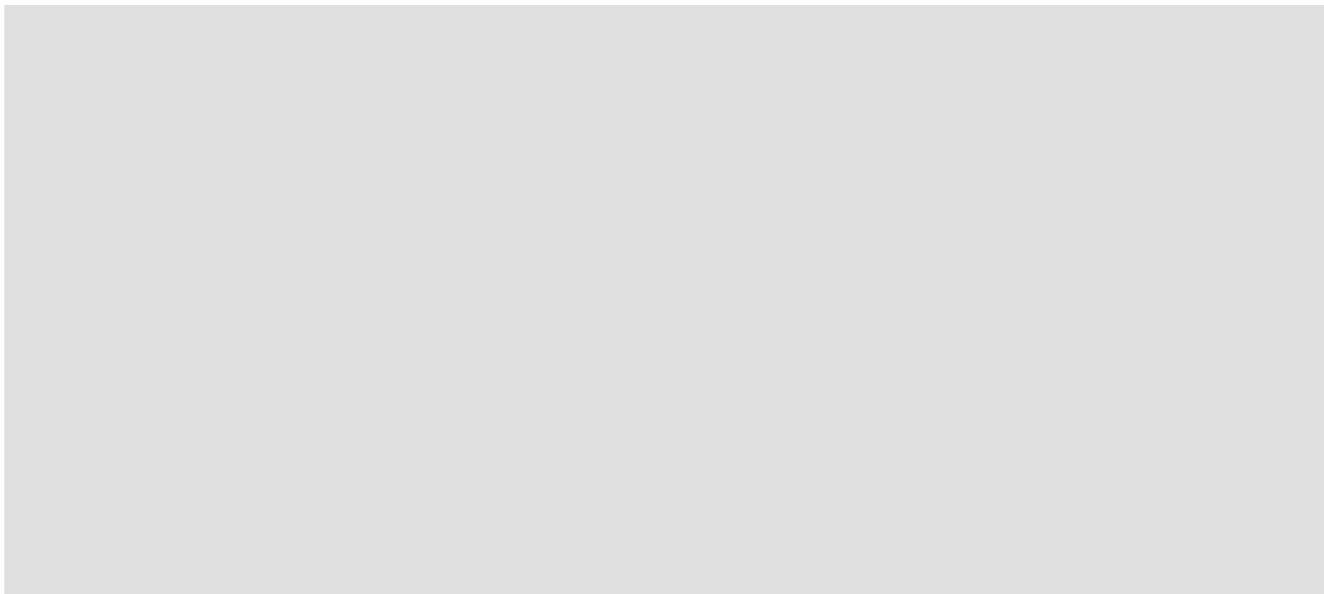
TSHABALALA SIPHIWE		Owner 1 of 2	
Person Type**	PRIVATE PERSON	Document	T68360/2004
ID Number		Microfilm / Scanned Date	-
Name	TSHABALALA SIPHIWE	Purchase Price (R)	SECT 45(BIS)
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	2004/05/21
Share (%)	-		
TSHABALALA SIPHIWE		Owner 2 of 2	
Person Type**	PRIVATE PERSON	Document	T49388/2014
ID Number	6003185716089	Microfilm / Scanned Date	-
Name	TSHABALALA SIPHIWE	Purchase Price (R)	-
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	-
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	B34384/2021	ABSA BANK LTD	1 260 000	-
2	I-4154/2025AT	110398/2024	-	-

**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).



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

PO Box 5000
 Johannesburg 2000

E-mail :
 JoburgConnect@joburg.org.za

a world class African city

COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194 VAT NO. : PIKITUP - 4790191292
 VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

TSHABALALA
PO Box 10986
VORNA VALLEY
1686

Date	2026/01/07
Statement for	January 2026
Physical Address	4 SMUTS CLOSE
Stand No./Portion	00000459 - 00000 - 00
Township	HALFWAY GARDENS EXT.34

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
1007 m2	1	2023/07/01	A1	Market Value R 3,105,000.00	Region A Ward 132

Invoice Number : 16000464849	Group :	Next Reading Date :
Client VAT Number : 9999999999		Deposit Paid : R 0.00

Account Number 900637787	(PIN Code:909611)
---------------------------------	--------------------------

Previous Account Balance	128,387.41
Sub Total	128,387.41
Interest on Arrears	209.03
Current Charges (Excl. VAT)	3,763.59
VAT @ 15%	229.88

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
119,566.34	4,420.72	4,400.35	4,202.50	0.00	132,589.91

Total Due	132,589.91
Due Date	2026/01/22

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 # 31 Oct 2026. For more info, visit 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

Remittance Advice :
 This stub must accompany payment,
 please do not detach if paying at the post office

Date : 2026/01/07 TSHABALALA
 Acc. No. : 900637787 - 4 SMUTS CLOSE, , HALFWAY GARDENS EXT.34

EasyPay >>>> 91115 9006377874

SAPO 0146 900637787

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 900637787

>>>> 516008800111159 90063778707



Golden Hills Home Owners Association

Reg No: 1996/005749/08

Email: support@solver.co.za

Contact No.: 010 822 2882

ADDRESS

P.O Box 2720,

Bedfordview, 2008

TSHABALALA, SIPHIWE

459 Golden Hill,
Smuts Drive,
Halfway Gardens,
Halfway House

Section 459

Reference: TSH001-E459

Tel: 27832620491

Email: siphivet@telkomsa.net

STATEMENT

DATE

2026-02-25

Date	Source	Description	Debit	Credit	Cumulative
2025-03-01		Balance b/f	116816.43	0	116 816.43
2025-03-01	Invoice	INV02266	2564.73	0	119 381.16
2025-03-01	Journal Batch 339	Legal Monitoring Fee February 2025	200.00	0	119 581.16
2025-03-17	Journal Batch 343	SHP Legal Fees 90138	11579.64	0	131 160.80
2025-03-26	STANDARD BANK: 202481867	ELECTRONIC BANKING PAYMENT FR TSH001-E459 - "Payment - Thank you"	0	13063.18	118 097.62
2025-03-31	Journal Batch 344	Interest on arrears balance of R 131 160.80 as at 2025-03-19 (2.00% p.m.).	2623.22	0	120 720.84
2025-04-01	Invoice	INV02289	2564.73	0	123 285.57
2025-04-01	Journal Batch 346	Legal Monitoring Fee March 2025	200.00	0	123 485.57
2025-04-14	Journal Batch 350	SHP Legal Fees 92980	11327.50	0	134 813.07
2025-04-25	Journal Batch 352	Legal Monitoring Fee April 2025	200.00	0	135 013.07
2025-04-30	Journal Batch 351	Interest on arrears balance of R 134 813.07 as at 2025-04-17 (2.00% p.m.).	2696.26	0	137 709.33
2025-05-01	Invoice	INV02315	2564.73	0	140 274.06
2025-05-14	Journal Batch 357	SHP Legal Fees 97570	1104.00	0	141 378.06
2025-05-27	Journal Batch 359	Legal Monitoring Fee May 2025	200.00	0	141 578.06
2025-05-31	Journal Batch 358	Interest on arrears balance of R 141 378.06 as at 2025-05-16 (2.00% p.m.).	2827.56	0	144 405.62
2025-06-01	Invoice	INV02345	2564.73	0	146 970.35
2025-06-12	Journal Batch 365	SHP Legal Fees 100080	6123.75	0	153 094.10
2025-06-27	Journal Batch 368	Legal Monitoring Fee June 2025	200.00	0	153 294.10

120+ days	90+ days	60+ days	30+ days	Current
201 375.80	9 553.18	7 163.63	21 430.44	15 488.88

BANKING DETAILS

Bank Name: STANDARD BANK
Account Number: 202481867
Branch Code: 051001

Reference: TSH001-E459
Account Holder: GOLDEN HILLS
Account Type: CURRENT
Branch Name: BEDFORD GARDENS

Total Due

R 255 011.93

2025-06-30	Journal Batch 366	Interest on arrears balance of R 153 094.10 as at 2025-06-18 (2.00% p.m.).	3061.88	0	156 355.98
2025-07-01	Invoice	INV02374	2564.73	0	158 920.71
2025-07-14	Journal Batch 372	SHP Legal Fees 102735	5583.25	0	164 503.96
2025-07-29	Journal Batch 374	Legal Monitoring Fee July 2025	200.00	0	164 703.96
2025-07-31	Journal Batch 373	Interest on arrears balance of R 164 503.96 as at 2025-07-17 (2.00% p.m.).	3290.08	0	167 994.04
2025-08-01	Invoice	INV02406	2564.73	0	170 558.77
2025-08-14	Journal Batch 378	SHP legal Fees 105525	6892.53	0	177 451.30
2025-08-27	Journal Batch 381	Legal Monitoring Fee August 2025	200.00	0	177 651.30
2025-08-31	Journal Batch 379	Interest on arrears balance of R 177 451.30 as at 2025-08-18 (2.00% p.m.).	3549.03	0	181 200.33
2025-09-01	Invoice	INV02432	2564.73	0	183 765.06
2025-09-14	Journal Batch 384	SHP Legal Fees 108224	6764.30	0	190 529.36
2025-09-26	Journal Batch 387	Legal Monitoring Fee September 2025	200.00	0	190 729.36
2025-09-30	Journal Batch 385	Interest on arrears balance of R 190 529.36 as at 2025-09-16 (2.00% p.m.).	3810.59	0	194 539.95
2025-10-01	Invoice	INV02464	2564.73	0	197 104.68
2025-10-16	Journal Batch 389	SHP Legal Fees 111037	126.50	0	197 231.18
2025-10-27	Journal Batch 391	Legal Monitoring Fee October 2025	200.00	0	197 431.18
2025-10-31	Journal Batch 390	Interest on arrears balance of R 197 231.18 as at 2025-10-17 (2.00% p.m.).	3944.62	0	201 375.80
2025-11-01	Invoice	INV02495	2564.73	0	203 940.53
2025-11-11	Journal Batch 396	SHP Legal Fees 113065	2656.51	0	206 597.04
2025-11-27	Journal Batch 400	Legal Monitoring Fees November 2025	200.00	0	206 797.04
2025-11-30	Journal Batch 397	Interest on arrears balance of R 206 597.04 as at 2025-11-19 (2.00% p.m.).	4131.94	0	210 928.98
2025-12-01	Invoice	INV02526	2564.73	0	213 493.71
2025-12-08	Journal Batch 401	SHP Legal Fees 116014	126.50	0	213 620.21
2025-12-17	Journal Batch 403	Legal Monitoring Fees December 2025	200.00	0	213 820.21
2025-12-31	Journal Batch 402	Interest on arrears balance of R 213 620.21 as at 2025-12-17 (2.00% p.m.).	4272.40	0	218 092.61
2026-01-01	Invoice	INV02551	2564.73	0	220 657.34
2026-01-15	Journal Batch 407	SHP LEGAL FEES 117717	9206.90	0	229 864.24
2026-01-16	Journal Batch 406	SHP LEGAL FEES 119223	5045.66	0	234 909.90
2026-01-27	Journal Batch 408	Legal Monitoring Fees for January 2026	200.00	0	235 109.90
2026-01-31	Journal Batch 405	Interest on arrears balance of R 220 657.34 as at 2026-01-16 (2.00% p.m.).	4413.15	0	239 523.05
2026-02-01	Invoice	INV02604	2564.73	0	242 087.78

120+ days	90+ days	60+ days	30+ days	Current
201 375.80	9 553.18	7 163.63	21 430.44	15 488.88
BANKING DETAILS				Total Due
Bank Name: STANDARD BANK Account Number: 202481867 Branch Code: 051001				R 255 011.93
Reference: TSH001-E459 Account Holder: GOLDEN HILLS Account Type: CURRENT Branch Name: BEDFORD GARDENS				

120+ days	90+ days	60+ days	30+ days	Current
201 375.80	9 553.18	7 163.63	21 430.44	15 488.88
BANKING DETAILS Bank Name: STANDARD BANK Account Number: 202481867 Branch Code: 051001 Reference: TSH001-E459 Account Holder: GOLDEN HILLS Account Type: CURRENT Branch Name: BEDFORD GARDENS				Total Due R 255 011.93