

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

Case No: **2024-134568**

In the matter between:

**INVESTEC BANK LIMITED**

Execution Creditor

and

**MORNE SAIMAN N.O.**

First Execution Debtor

**EURE SAIMAN N.O.**

Second Execution Debtor

(in their capacities as trustees for the time being  
of the **GIBSON TRUST** with I.T No.: 2484/2011)

**EURE SAIMAN**

Third Execution Debtor

(Identity number: 820410 0009 083)

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**AUCTION  
NOTICE OF SALE IN EXECUTION**

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A Sale in Execution of the undermentioned property is to be held by the Sheriff Halfway House - Alexandria on **TUESDAY, 24 FEBRUARY 2025** at **11h00**. The full Conditions of Sale can be inspected during office hours at the offices of the Sheriff, Halfway House

- Alexandria, 614 James Crescent, Halfway House, Midrand or on shha.online, 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:

**PORTION 2 OF ERF 337 BUCCLEUCH TOWNSHIP, REGISTRATION DIVISION  
I.R., PROVINCE OF GAUTENG.**

**IN EXTENT: 1 508 (ONE THOUSAND FIVE HUNDRED AND EIGHT)  
SQUARE METRES**

**STREET ADDRESS: 2 SHEPHERD CLOSE, BUCCLEUCH, BRAMLEY,  
JOHANNESBURG, 2090**

**HELD BY: Deed of Transfer No.: T107163/2013**

**PROPERTY DESCRIPTION:**

A freestanding double-storey building with floor size of 476 (Four Hundred and Seventy Six) square metres, with brick walls, aluminium windows and a tiled roof. The property, which contains ceramic tiles throughout, consists of:-

- an entrance hall;
- a lounge, dining room, living room and study;
- a kitchen with a scullery;
- 4 bedrooms;
- 3 bathrooms;
- a separate, stand-alone toilet;
- a double-storey out-building with floor size of 60 (Sixty) square metres with brick walls, aluminium windows and a tiled roof which serves as a double garage;
- a cottage which is situated on the top storey of the out-building and which contains a kitchen, bedroom and bathroom, each with ceramic tiles;

- a single-storey, 56 (Fifty Six) square metres thatch / lapa area with brick walls and a thatch roof;
- a swimming pool; and
- a garden.

The property is in a very good area and is in adequate condition.

The auction will be conducted by the Sheriff, Halfway House - Alexandria, **Mr Theodorus Cornelis Siebert**. Sheriff, Halfway House - Alexandria internet web page <https://www.shha.online/>.

The sale shall not proceed unless the Judgment Creditor or its representative is present at the sale.

This auction will be conducted in compliance with the Consumer Protection Act 68 of 2008 as amended as well as the regulations thereto, in pursuance of an order granted against the Judgment Debtor for monies owing to the Judgment Creditor.

These regulations can be found on the internet web page [http://www.werksmans.co.za/live/content.php?Category\\_ID=103](http://www.werksmans.co.za/live/content.php?Category_ID=103).

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 <https://www.shha.online/>.

All prospective purchasers are required to register on the Sheriff's website (<https://www.shha.online/>) prior to the date of the sale and shall, for registration purposes, be required to pay to the Sheriff a refundable deposit of R50 000 (Fifty

Thousand Rand) by bank guarantee cheque or by electronic transfer prior to the day of the sale in order to bid at the auction.

The purchase price shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Judgment Creditor or its attorneys, and shall be furnished to the Sheriff within 21 (twenty one) 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 condition 4.4.

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 from date of occupation to date of transfer.

**DATED AT CAPE TOWN ON THIS THE 7<sup>th</sup> DAY OF JANUARY 2026.**

**WERKSMANS ATTORNEYS**

Per:



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**Y ADAMS**

Attorneys for Execution Creditor

Level 1, No. 5 Silo Square

V & A Waterfront

CAPE TOWN

(Ref: BO/YA/INVE7601.16944)

Tel: 021 405 5124

Email: [yadams@werksmans.com](mailto:yadams@werksmans.com)



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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	2025/09/05 11:10	Erf Number	337
Reference	INVE7601.16944	Portion Number	2
Report Print Date	2025/09/05 11:15	Deeds Office	Pretoria
Township	BUCCLEUCH	Search Source	Deeds Office

## PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T9144/1992
Township	BUCCLEUCH	Local Authority	CITY OF JOHANNESBURG
Erf Number	337	Province	GAUTENG
Portion Number	2	Extent	1508.0000SQM
Registration Division	IR	LPI Code	TOIR01160000033700002
Previous Description	-	Co-ordinates (Lat/Long)**	-26.05802 / 28.118415
Suburb / Town**	BUCCLEUCH		

## OWNER INFORMATION (1)

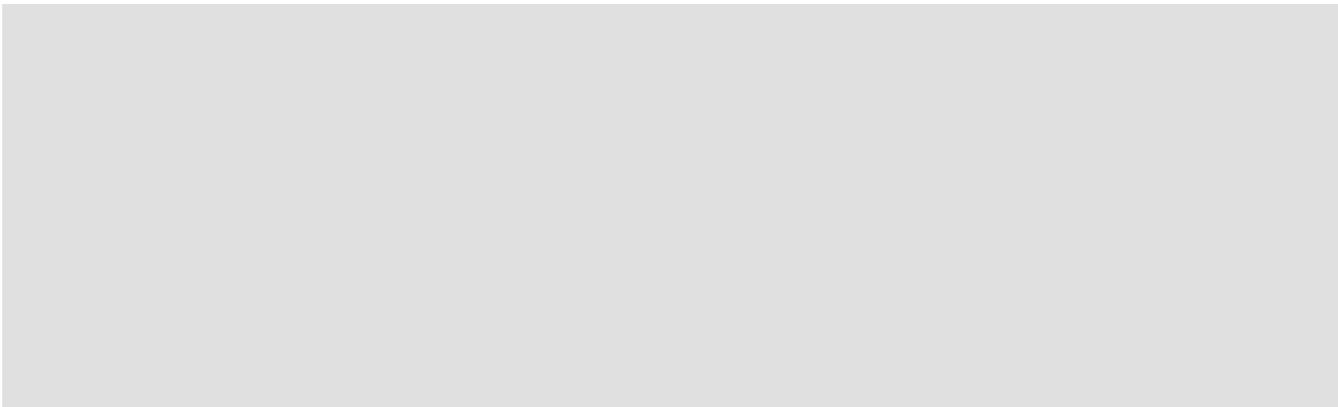
GIBSON TRUST			Owner 1 of 1
Company Type**	TRUST	Document	T107163/2013
Registration Number	2484/2011	Microfilm / Scanned Date	-
Name	GIBSON TRUST	Purchase Price (R)	1 900 000
Multiple Owners**	NO	Purchase Date	2013/08/12
Multiple Properties**	NO	Registration Date	2013/12/19
Share (%)	-		

## ENDORSEMENTS (1)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B62309/2013	INVESTEC BANK LTD	1 910 000	-

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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

THE GIBSON TRUST THE GIBSON TRUST  
2 SHEPHERD CLOSE  
BUCCLEUGH  
2090

Date	2025/12/03
Statement for	December 2025
Physical Address	2 SHEPHERD CLOSE
Stand No./Portion	00000337 - 00002 - 00
Township	BUCCLEUCH

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
1508 m2	1	2023/07/01	E1	Market Value R 2,455,000.00	Region E WARD 32

Invoice Number : 166006010868	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 600.00

Account Number 552719965	(PIN Code:216599)
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Previous Account Balance	282,292.86
Sub Total	282,292.86
Interest on Arrears	163.94
Current Charges (Excl. VAT)	3,505.81
VAT @ 15%	268.76

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
273,288.71	4,929.86	4,074.29	3,938.51	0.00	286,231.37

Total Due	286,231.37
Due Date	2025/12/31

COJ Debt Relief Programme Phase 4 is now open (1 Nov 2025 to 31 Oct 2026). Apply & reduce what you owe. Visit: [www.joburg.org.za](http://www.joburg.org.za) and click on Debt Relief icon. 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](mailto:complaints@joburgombudsman.org.za)

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

Date : 2025/12/03 THE GIBSON TRUST THE GIBSON TRUST  
Acc. No. : 552719965 - 2 SHEPHERD CLOSE, , BUCCLEUCH

EasyPay >>>> 91115 5527199656

SAPO 0146 552719965

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 552719965

>>>> 51600880011159 55271996503



<b>Account Number 552719965</b>			
<b>Johannesburg Water</b>		<b>Amount</b>	<b>Sub Total</b>
Water & Sanitation	<b>VAT No. 4270191077</b>		
<b>Category of Water: Consumption - Residential</b> (Reading period = 2025/10/10 to 2025/11/08 = 30 days) Meter: CPRL4496; Register: 1; Multiply factor: 1; Start reading: 1,978.550; End reading: 1,991.536; Difference: 12.986; Consumption: 12.986; Units: KL; Type: Estimated Readings. Daily average consumption 0.433 KL Charges for 12.986 KL are based on a sliding scale for a 30 day period Step 1 5.914 KL @ R 0.0000 ( Billing Period 2025/12 ) 0.00 Step 2 3.942 KL @ R 29.840 117.63 Step 3 3.130 KL @ R 31.150 97.51 Extended Social Package Grant 0.00 Demand Management Levy ( Billing Period 2025/12 ) 65.08 <b>Category of Sewer: Residential</b> Sewer monthly charge based on Stand size 1508 m2 ( Billing Period 2025/12 ) 1,055.51 VAT: 15.00% ( Total Amount: 1,335.73 ) 200.36			<b>1,536.09</b>
<b>City Power</b>			
Electricity	<b>VAT No. 4710191182</b>		
Unbilled Electricity: Eskom supply		0.00	
VAT: 15.00%		0.00	<b>0.00</b>
<b>City of Johannesburg</b>			
Property Rates	<b>VAT No. 4760117194</b>		
<b>Category of Property: Property Rates Residential</b> R 2,455,000.00 X R 0.0095447 / 12 ( Billing Period 2025/12 ) 1,952.70 Less rates on first R300 000.00 of market value - 238.62 VAT: 0 % 0.00			<b>1,714.08</b>
<b>PIKITUP</b>			
Refuse	<b>VAT No. 4790191292</b>		
Refuse Residential ( Billing Period 2025/12 )		456.00	
VAT: 15.00% ( Total Amount: 456.00 )		68.40	<b>524.40</b>
<b>Current Charges (Incl. VAT)</b>			<b>3,774.57</b>

**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.