

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

**CASE NUMBER: 2023-020464**

In the matter between:

**ABSA BANK LIMITED**

**FIRST PLAINTIFF**

**ABSA HOME LOANS GUARANTEE  
COMPANY (RF) PTY LTD**

**SECOND PLAINTIFF**

and

**SHABANGU, THULANI MUKHUNGULUXI KEITH**

**DEFENDANT**

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**NOTICE OF SALE IN EXECUTION (AUCTION)**

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**TAKE NOTICE** that in pursuance of a Judgment of the above Honourable Court in the above case on **22 JANUARY 2024** and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of **HALFWAY HOUSE - ALEXANDRA** on **31 MARCH 2026** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE**, to the highest bidder, subject to a reserve price of R849 000.00:

**CERTAIN:**

SECTION NO. 20 as shown and more fully described on Sectional Plan no. SS201/2017 in the scheme known as BLUE CRANE ESTATE 1 in respect of the land and building or buildings situate at SUMMERSET EXTENSION 25 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 103 (one hundred and three) square metres in extent, and 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 ST4336/2021;

**SITUATE AT:** UNIT 20 BLUE CRANE ESTATES 1, 6 ALTO CLOSE, SUMMERSET, MIDRAND;

**ZONING:** SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

**IMPROVEMENTS:**

The following information is furnished but not guaranteed:

The property situated at UNIT 20 BLUE CRANE ESTATES 1, 6 ALTO CLOSE, SUMMERSET, MIDRAND consists of: Lounge, Kitchen, 3 x Bedrooms, 2 x Bathrooms, 1 x Shower and 2 x Toilets (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), 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 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.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11:00. 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](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand.

Possession of the property may be taken once the purchaser has complied with the Conditions of Sale, including payment of the deposit and furnishing of the required guarantee. The purchaser shall be liable for occupational rental calculated at 1% of the purchase price per month, from the date of possession.

**The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA, 3<sup>RD</sup> FLOOR, SANDTON CITY OFFICE TOWERS, 5<sup>TH</sup> STREET, SANDOWN, SANDTON.**

**The SHERIFF HALFWAY HOUSE - ALEXANDRA will conduct the sale. 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.**
- D) Registration conditions of the Consumer Protection Act 68 of 2008.**

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA, 3<sup>RD</sup> FLOOR, SANDTON CITY OFFICE TOWERS, 5<sup>TH</sup> STREET, SANDOWN, SANDTON, during normal office hours Monday to Friday, Tel: 087 330 1074, or at the offices of the attorneys acting for the Execution Creditors/Plaintiffs: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/JA/MAT44536).

SIGNED at JOHANNESBURG on this the 10th day of FEBRUARY 2026.

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**SMIT SEWGOOLAM INC.**  
12 AVONWOLD ROAD  
CNR JAN SMUTS AVENUE  
PRIVATE BAG 836  
SAXONWOLD  
JOHANNESBURG  
TEL: 011 646 0006  
JOHANNESBURG  
REF: JE/JA/MAT44536

## COURT ONLINE COVER PAGE

IN THE HIGH COURT OF SOUTH AFRICA  
Gauteng Local Division, Johannesburg

CASE NO: **2023-020464**

In the matter between:

**ABSA BANK LIMITED, ABSA HOME  
LOANS GUARANTEE COMPANY (RF)  
PTY LTD**

Plaintiff / Applicant / Appellant

and

**THULANI MUKHUNGULUXI KEITH  
SHABANGU**

Defendant / Respondent

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Order by Opperman J dated 22 January 2024

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**NOTE:** This document was filed electronically by the Registrar on 30/1/2024 at 10:04:51 AM South African Standard Time (SAST). The time and date the document was filed by the party is presented on the header of each page of this document.



ELECTRONICALLY SIGNED BY:

**Registrar of High Court , Gauteng  
Local Division, Johannesburg**

# 11

22/01/2024 "X"   
IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG LOCAL DIVISION, JOHANNESBURG

30/1/2024-10:04:51 AM

CASE NUMBER: 2023-020464

Before the Honourable Judge **OPPERMAN**  
Judgment granted on **22 JANUARY 2024 #11**

In the matter between:

**ABSA BANK LIMITED**

**FIRST APPLICANT**

**ABSA HOME LOANS GUARANTEE  
COMPANY (RF) PTY LTD**

**SECOND APPLICANT**

and

**SHABANGU, THULANI MUKHUNGULUXI KEITH**

**RESPONDENT**

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**COURT ORDER**

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Having read the papers filed of record, having heard Counsel and having considered the matter, the following order is made:

**DEFAULT JUDGEMENT** is granted against the Respondent as follows:

- 1 Payment of the sum of **R1 440 470,00**;
- 2 Interest on the sum of **R1 440 470,00** at the rate of **10,45%** per annum calculated and capitalised monthly in arrears, from **21 JANUARY 2023** to date of payment, both dates inclusive;
- 3 An order declaring the following property **SPECIALLY EXECUTABLE**:

SECTION NO. 20 as shown and more fully described on Sectional Plan no. SS201/2017 in the scheme known as BLUE CRANE ESTATE 1 in respect of the land and building or buildings situate at SUMMERSET EXTENSION 25 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 103 (ONE HUNDRED AND THREE) square metres in extent, and 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 ST4336/2021.

- 4 An order authorizing the Registrar of the above Honourable Court to issue a Writ of Attachment in respect of the property referred in prayer "3" above;



- 5 An order condoning any non-compliance with Rule 46A(3)(d) in the event of personal service by the Sheriff on the Respondent not being possible and ordering the manner of service on the Respondent's to be sufficient;

- 6 An order authorising the Applicant:

- 6.1 To instruct the Sheriff of the District in which the property described in prayer 3 above is situated, to sell on public auction to the highest bidder, subject to a reserve price of R849 000.00 (eight hundred and forty nine thousand Rand);

- 6.2 Should the property described in prayer 3, not sell at the first sale in execution for the reserve price as set in prayer 6.1 above, the first sale in execution should be cancelled and the applicant is authorised to instruct the Sheriff of the district in which the property described in prayer 3 above is situated, to sell on a further public auction to the highest bidder, subject to a reserve

price calculated at 80% of the reserve price as set in prayer 6.1 above;

6.3 Should the Sheriff not receive a bid for an amount equal to or in excess of the amounts in prayers 6.1 and 6.2 then and in such an event any sale concluded should be cancelled and the Sheriff must file his report in terms of Rule 46A(9)(c) within the requisite 5 (five) days from date of which any such sale was cancelled;

6.4 That the applicant be granted leave to approach this Court on the same papers, duly supplemented if needs be, for a variation of the reserve price, where the property described in prayer 3 above, is not sold for either the reserve prices set in prayer 4.1 or 6.2 above, where applicable;

7 Costs to be taxed on the attorney and client scale;

8 A copy of this order is to be served on the Respondent as soon as is practical but before any sale in execution in respect of the property in prayer 3 above is to take place;

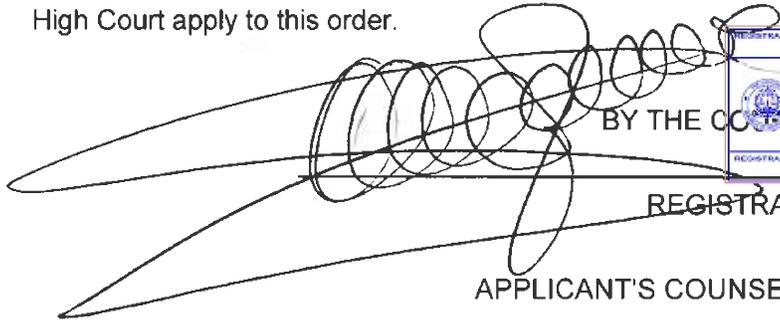
9 The Respondent is advised that:

9.1 the provisions of section 129(3)(a) and (4) of the National Credit Act 34 of 2004 apply to the judgment granted in favour of the Applicant;

9.2 the Respondent may prevent the sale of the property referred to in prayer 3 above if the Respondent pays to the Applicant all of the arrear amounts owing to the Applicant, together with the Applicant's permitted default charges and reasonable costs of enforcing the agreement up to the time of re-instatement, prior to the property being sold in execution;



- 9.3 the arrear amounts, enforcement costs and default charges referred to in prayer 9.2 above may be obtained from the Applicant;
- 9.4 the arrear amount is not the full amount of the judgment debt as stipulated in prayer 1, but the amount owing by the Respondent to the Applicant, without reference to the accelerated amount; and
- 9.5 the provisions of rule 46 and 46A of the Uniform Rues of the High Court apply to this order.

  
BY THE COURT  
REGISTRAR



APPLICANT'S COUNSEL:

Adv JA Swanepoel

079 487 0414

[janswan@webmail.co.za](mailto:janswan@webmail.co.za)

APPLICANT'S ATTORNEYS:

Smit Sewgoolam Inc

011 646 0006

[marnelize@smitsew.co.za](mailto:marnelize@smitsew.co.za)





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 10:39    | Scheme Number | 201          |
| Reference         | -                   | Scheme Type   | UNIT         |
| Report Print Date | 2026/02/25 10:39    | Unit Number   | 20           |
| Scheme Name       | BLUE CRANE ESTATE 1 | Search Source | Deeds Office |
| Deeds Office      | Pretoria            |               |              |

## PROPERTY INFORMATION

|                      |                         |                           |                        |
|----------------------|-------------------------|---------------------------|------------------------|
| Property Type        | SECTIONAL TITLE UNIT    | Diagram Deed Number       | -                      |
| Scheme Name          | SS BLUE CRANE ESTATE 1  | Local Authority           | CITY OF JOHANNESBURG   |
| Scheme Number        | 201                     | Province                  | GAUTENG                |
| Situated at          | SUMMERSET EXT 25;1143;0 | Extent                    | 103.0000               |
| Scheme Year          | 2017                    | LPI Code                  | TOJR05820000114300000  |
| Unit Number          | 20                      | Registration Division     | JR                     |
| Previous Description | -                       | Co-ordinates (Lat/Long)** | -25.958497 / 28.103591 |
| Suburb / Town**      | SUMMERSET               |                           |                        |

## OWNER INFORMATION (1)

|                                     |                                     |                          |             |
|-------------------------------------|-------------------------------------|--------------------------|-------------|
| SHABANGU THULANI MUKHUNGULUXI KEITH |                                     | Owner 1 of 1             |             |
| Person Type**                       | PRIVATE PERSON                      | Document                 | ST4336/2021 |
| ID Number                           |                                     | Microfilm / Scanned Date | -           |
| Name                                | SHABANGU THULANI MUKHUNGULUXI KEITH | Purchase Price (R)       | 1 380 000   |
| Multiple Owners**                   | NO                                  | Purchase Date            | 2020/10/18  |
| Multiple Properties**               | NO                                  | Registration Date        | 2021/02/03  |
| Share (%)                           | -                                   |                          |             |

### DISCLAIMER

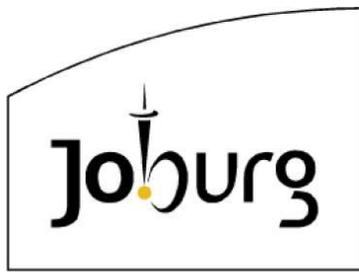
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**ENDORSEMENTS (2)**

| # | Document      | Institution                                     | Amount (R) | Microfilm / Scanned Date |
|---|---------------|---|------------|--------------------------|
| 1 | I-1888/2024AT | 20464/2023                                      | -          | -                        |
| 2 | SB2945/2021   | ABSA HOME LOANS<br>GUARANTEE CO (RF) PTY<br>LTD | 1 380 000  | -                        |

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Computer generated  
**COPY OF TAX INVOICE**

SHABANGU TMK  
166 THE HEIGHT  
HALFWAY GARDENS  
1686

You can contact us in the following ways

- Phone: Tel: 0860 56 28 74 Fax: (011) 358-3408/9
- Correspondence: P O BOX 5000 JOHANNESBURG 2000
- E-mail: joburgconnect@joburg.org.za

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

|                   |                        |
|-------------------|------------------------|
| Date              | 2026/01/07             |
| Statement for     | January 2026           |
| Physical Address  | 6 ALTO CLOSE           |
| Stand No./Portion | 20 BLUE CRANE ESTATE 1 |
| Township          | SUMMERSET EXT.25       |

| Stand Size | Number of Dwellings | Date of Valuation | Portion | Municipal Valuation         | Region            |
|------------|---------------------|-------------------|---------|-----------------------------|-------------------|
| 103 m2     | 1                   | 2023/07/01        | A1      | Market Value R 1,267,000.00 | REGION A WARD 112 |

|                              |                               |
|------------------------------|-------------------------------|
| Invoice Number: 190005731064 | Next Reading Date: 2026/01/22 |
| Client VAT Number:           | Deposit: R 0.00               |

**Account Number: 556873100** **PIN CODE: xxxxxx**

|                             |           |
|-----------------------------|-----------|
| Previous Account Balance    | 60,156.10 |
| Sub Total                   | 60,156.10 |
| Interest on Arrears         | 69.70     |
| Current Charges (Excl. VAT) | 1,096.15  |
| VAT @ 15%                   | 49.05     |

| 90 DAYS + | 60 DAYS  | 30 DAYS  | CURRENT  | INSTALMENT PLAN | TOTAL AMOUNT OUTSTANDING | Total Due |                  |                   |
|-----------|----------|----------|----------|-----------------|--------------------------|-----------|------------------|-------------------|
| 57,265.40 | 1,448.97 | 1,441.73 | 1,214.90 | 0.00            | 61,371.00                |           | <b>61,371.00</b> |                   |
|           |          |          |          |                 |                          |           | Due Date         | <b>2026/01/22</b> |

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 â€³ 31 Oct 2026. For more info, visit [www.joburg.org.za](http://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](mailto:complaints@joburgombudsman.org.za)

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

Date: 2026/01/07 SHABANGU TMK  
 Acc. No.: 556873100 6 ALTO CLOSE

EasyPay 91115 5568731003

Postal Office 0146 556873100

City of Johannesburg Banking details:  
 Internet banking - Use the banks pre-loaded Company details  
 SBSA branch deposits - CIN no AA45 to be used in place of bank acc. nr.  
 Client Account No/Deposit Reference 556873100

51600880011159 55687310003

|                  |                   |
|------------------|-------------------|
| <b>Total Due</b> | <b>61,371.00</b>  |
| <b>Due Date</b>  | <b>2026/01/22</b> |



**Account Number: 556873100**

| <b>City of Johannesburg<br/>Property Rates</b>  | <b>VAT 4760117194</b> | <b>Sub - Total</b>           | <b>Total<br/>Amount</b> |
|---|-----------------------|------------------------------|-------------------------|
| Category of Property: Property Rates Residential<br>R 1,267,000.00 X R 0.0095447 / 12 ( Billing Period 2026/01 )<br>Less rates on first R300 000.00 of market value<br>VAT: 0 % |                       | 1,007.77<br>- 238.62<br>0.00 | 769.15                  |

| <b>City Power<br/>Electricity</b>                 | <b>VAT 4710191182</b> | <b>Sub - Total</b> | <b>Total<br/>Amount</b> |
|---|-----------------------|--------------------|-------------------------|
| Unbilled Electricity: Eskom supply<br>VAT: 15.00% |                       | 0.00<br>0.00       | 0.00                    |

| <b>PIKITUP<br/>Refuse</b>                                    | <b>VAT 4790191292</b> | <b>Sub - Total</b> | <b>Total<br/>Amount</b> |
|--|-----------------------|--------------------|-------------------------|
| Refuse Residential ( Billing Period 2026/01 )<br>VAT: 15.00% |                       | 327.00<br>49.05    | 376.05                  |

**Current Charges (Including VAT)**

**1,145.20**

**Where can a payment be made?**

Any CoJ Office; any Post Office; any EasyPay site; any bank (branch, ATM or internet site).  
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

**How to make a payment**

By debit order, cash or debit card.  
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

**When to make a payment**

Payments must reach the 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 services?**

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.

Registration No: 1989/003678/07  
 Vat Registration No: 4390110577

 Account Queries Tel: 011 2145200  
 Community Schemes Manager Tel: 011 2145200

**STATEMENT / TAX INVOICE**

|                       |                                       |  |   |
|-----------------------|---------------------------------------|--|---|
| <b>Date:</b> Feb 2026 | <b>Invoice No:</b> 103I0020004 202602 | <b>Property:</b> 20 Blue Crane Estate 1 Body Corporate | <b>Account Number/Payment Ref</b> 103I0020004 |
|                       |                                       |  | <b>Amount Due</b> R198,949.07                 |

|  |   |   |   |   |
|--|---|---|---|---|
| <b>Shabangu T M K Mr</b><br><b>Unit 20 Blue Crane Estate</b><br><b>Mimosa Road</b><br><b>Summerset, Midrand, Gauteng</b><br><b>1685, RSA</b><br><br><b>VAT Number:</b><br><br><b>Receipts captured to: 23 Jan 2026</b> | <b>Staff Contacts:</b><br>Client Account Administrator<br>Community Scheme Manager<br>Community Scheme Administrator<br>Maintenance Administrator<br>Divisional manager<br>Caretaker / Estate Manager | <b>Name:</b><br>Kgomoitso Leshage<br>Sthabile Myeni<br>Nicole Schlemmer<br>Beanca Prinsloo<br>Jillian Hendricks | <b>Email:</b><br>kgomotsol@trafalgar.co.za<br>sthabilem@trafalgar.co.za<br>nicoles@trafalgar.co.za<br>beancap@trafalgar.co.za<br>jillianh@trafalgar.co.za | <b>Property address:</b><br>Blue Crane Estate 1<br><br>Mimosa Road<br>Summerset, Midrand 1686 |
|--|---|---|---|---|

| Date             | Desc   | Excluding VAT      | VAT          | Total              |
|------------------|--|--------------------|--------------|--------------------|
|                  | BALANCE B/F  | 192,429.49         |              | 192,429.49         |
| 01 Feb 2026      | Csos Levies for 202602   | 28.20              |              | 28.20              |
| 01 Feb 2026      | Interest for 202602  | 2,429.04           |              | 2,429.04           |
| 01 Feb 2026      | Other Necessary Charges: Arrears Account Review - 202602 Shabangu T M K Mr | 21.00              | 3.15         | 24.15              |
| 01 Feb 2026      | Levy - Reserve Fund - 202602 20  | 405.94             |              | 405.94             |
| 01 Feb 2026      | Domestic Effluent - 202602 20  | 802.39             |              | 802.39             |
| 01 Feb 2026      | Levy - Administration Fund - 202602 20                                     | 1,909.88           |              | 1,909.88           |
| 01 Feb 2026      | Water Reading Slip - 202602 20 24 units (1053-1029) to 20 Jan 2026         | 919.98             |              | 919.98             |
| <b>TOTAL DUE</b> |  | <b>R198,945.92</b> | <b>R3.15</b> | <b>R198,949.07</b> |

|   |  |
|---|--|
| <b>Messages</b><br><br>Please email <a href="mailto:statements@trafalgar.co.za">statements@trafalgar.co.za</a> if you would like to change your monthly Trafalgar statement password<br>Your email instruction will be archived for record purposes concerning the password change  | <b>Banking Details</b><br>Bank: Standard Bank<br>Account Name: Trafalgar Property Management<br>Account No: 270739335<br>Branch Code: 051001<br>Payment Ref. Number: 103I0020004 |
| <b>Payment options:</b><br>Download a Debit Order form: <a href="https://www.trafalgar.co.za/paymentoptions.pdf">https://www.trafalgar.co.za/paymentoptions.pdf</a><br>Trafalgar Monthly E-Magazine: <a href="https://www.trafalgar.co.za/debitorderform.pdf">https://www.trafalgar.co.za/debitorderform.pdf</a><br><a href="https://www.estate-living.co.za/trafalgar/">https://www.estate-living.co.za/trafalgar/</a> | <b>Change of address:</b> As required by law, please send us your new address within 14 days of any change of address.   |