

IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION, PRETORIA

CASE NUMBER: 006904/2022

In the matter between:

ABSA BANK LIMITED

Execution Creditor/Plaintiff

and

FAVOURITE VIVIENE KHANYE
(ID NO.: 660722 5386 081)

First Execution Debtor/Defendant

SALOME THULILE KHANYE
(ID NO.: 660718 0334 084)

Second Execution Debtor/Defendant

NOTICE OF SALE

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 11 DECEMBER 2024 in terms of which the following property will be sold in execution on the 27TH of JANUARY 2026 at 11:00 by SHERIFF HALFWAY HOUSE – ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE to the highest bidder with reserve price of R2,990,000.00

REMAINING EXTENT OF HOLDING 15 CROWTHORNE AGRICULTURAL HOLDINGS, REGISTRATION DIVISION JR, PROVINCE OF GAUTENG MEASURING 1,2130 (ONE COMMA TWO ONE THREE ZERO) HECTARES HELD BY DEED OF TRANSFER NO. T128883/2005 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS

SITUATED AT: 15 VENUS AVENUE, CROWTHORNE AGRICULTURAL HOLDINGS

THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED)

The following information is furnished but not guaranteed:

MAIN BUILDING: The main house is 1000 square metres (500 sqm ground floor and 500 sqm first floor) with roof slabs on both floors.

GROUND FLOOR: 4X GARAGES, A SHOWER AND 2X SEPARATE TOILETS, EACH WITH ITS WASHING BASIN, HOME ASSISTANT ROOM, TOOLS ROOMS, KITCHEN, DINING ROOM, 2X LOUNGE WITH THEIR RESPECTIVE FIREPLACES, RECEPTION AND SEMI-ENCLOSED VERANDA.

FIRST FLOOR: 4X EN-SUITE BEDROOMS WITH RESPECTIVE DRESSING ROOMS, 2 OF THE BEDROOMS (MAIN AND VISTORS) HAVE FIREPLACES. STOREROOM, STUDIO ROOM, OFFICE/STUDY ROOM WITH A FIREPLACE AND A SEMI-ENCLOSED VERANDA.

THE COTTAGE HAS 2X BEDROOMS WITH A DRESSING ROOM, A TOILET AND BATH WITH A BASIN, KITCHEN AND A JOINT DINING ROOM AND LOUNGE ROOMS.

THE OTHER STRUCTURE IS AN OUTER STOREROOM WITH A SEPARATE TOILET AND SHOWER, THAT CAN BE CONVERTED TO HOME ASSISTANT QUARTERS.

(The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots")

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale 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 twenty one (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 Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, HALFWAY HOUSE – ALEXANDRA. The office of the Sheriff for HALFWAY HOUSE – ALEXANDRA will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply.

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
- D) Registration conditions.

NB: In terms of Rule 46:

- 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale;
- 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale;

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the **SHERIFF HALFWAY HOUSE – ALEXANDRA** at 614 JAMES CRESCENT, HALFWAY HOUSE.

DATED AT SANDTON THIS 05th day of DECEMBER 2025



STRAUSS DALY INC.

Plaintiff's Attorney

Unit 801, 8th Floor Illovo Point

68 Melville Road,

Illovo, Sandton,

2146

Tel: (010) 201-8600

REF: CMICHAEL/FF/ABS697/2316



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	2025/12/09 11:31	Holding Number	15
Reference	-	Portion Number	-
Report Print Date	2025/12/09 11:32	Deeds Office	Pretoria
Holding Area	CROWTHORNE AGRICULTURAL HOLDINGS	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	AGRICULTURAL HOLDING	Diagram Deed Number	T20723/945
Holding Area	CROWTHORNE AGRICULTURAL HOLDINGS	Local Authority	CITY OF JOHANNESBURG
Holding Number	15	Province	GAUTENG
Portion Number	0 (REMAINING EXTENT)	Extent	1.2130
Registration Division	JR	LPI Code	TOJR00420000001500000
Previous Description	-	Co-ordinates (Lat/Long)**	-25.968899 / 28.087704
Suburb / Town**	CROWTHORNE AH		

OWNER INFORMATION (2)

KHANYE FAVOURITE VIVIENE			Owner 1 of 2
Person Type**	PRIVATE PERSON	Document	T128883/2005
ID Number		Microfilm / Scanned Date	-
Name	KHANYE FAVOURITE VIVIENE	Purchase Price (R)	1 300 000
Multiple Owners**	NO	Purchase Date	2005/07/11
Multiple Properties**	NO	Registration Date	2005/10/07
Share (%)	-		

DISCLAIMER

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OWNER INFORMATION (2)

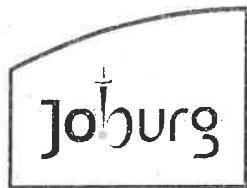
KHANYE SALOME THULILE			
Owner 2 of 2			
Person Type**	PRIVATE PERSON	Document	T128883/2005
ID Number		Microfilm / Scanned Date	-
Name	KHANYE SALOME THULILE	Purchase Price (R)	1 300 000
Multiple Owners**	NO	Purchase Date	2005/07/11
Multiple Properties**	NO	Registration Date	2005/10/07
Share (%)	-		

ENDORSEMENTS (5)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B144924/2005	ABSA BANK LTD	1 300 000	-
2	I-2547/2004LG	-	-	-
3	I-2911/2025AT	6904/2022	-	-
4	K5305/2004S	-	-	-
5	CROWTHORNE AH,15	-	-	-

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COPY OF TAX INVOICE

ST&FV KHANYE
PO Box 8159
CROWTHORNE A H
1685

You can contact us in the following ways

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Tel: 0860 56 28 74
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JOHANNESBURG
2000

E-mail:
joburgconnect@joburg.org.za

VAT NO. CITY OF JOHANNESBURG: 4700157194 VAT NO. PIKITUP: 4700191262
VAT NO. JOHANNESBURG WATER: 427091077 VAT NO. CITY POWER: 4710191182

Date	2025/10/02
Statement For	October 2025
Physical Address	22 VENUS AVENUE
Stand No./Portion	00000015 - 00000 - RE
Township	CROWTHORNE A.H.

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
10000 m2	1		A1	Market Value R0.00	Region A Ward 132

Invoice Number: 22006699156

Next Reading Date: 2025/10/17

Client VAT Number:

Deposit: R 500.00

Account Number: 900713406**PIN CODE: 906579**

Previous Account Balance

278,114 21

Sub Total

278,114 21

Interest on Arrears

22 94

Current Charges (Excl. VAT)

3,239 47

VAT @ 15%

485 92

90 DAYS+	60 DAYS	30 DAYS	CURRENT	INSTALLMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	Due Date
277,914.71	100.27	99.23	3,748.33	0.00	281,862.54	281,862.54	2025/10/17

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.

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: 2025/10/02 ST&FV KHANYE

Acc. No.: 900713406 22 VENUS AVENUE



EasyPay 91115 9007134068



Postal Office 0146 900713406



Standard Bank 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 900713406



516008800111159 90071340606

Total Due	281,862.54
Date Due	2025/10/17



Account Number: 900713406

Johannesburg Water Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
(Reading period = 2025/08/14 to 2025/09/11 = 29 days)			
Meter: 2254670; Register: 1; Multiply factor: 1; Start reading: 59.000;			
End reading: 59.000; Difference: 0.000; Consumption: 0.000;			
Units: KL, Type: Actual Readings.			
Daily average consumption 0.000 KL			
Charges for 0.000 KL are based on a sliding scale for a 29 day period			
Step 1 0.000 KL @ R 0.0000 (Billing Period 2025/10)	0.00		
Extended Social Package Grant	0.00		
Demand Management Levy	65.08		
VAT: 15.00%	9.76		74.84

City of Johannesburg Sundry	VAT 4760117194	Sub - Total	Total Amount
1st Cut Recon - Water	3,174.39		
VAT: 15.00%	476.16		3,650.55

Current Charges (Including VAT) **3,725.39**

Where can a payment be made?
Any CoJ Office; and Post Office; and 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