

IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION, JOHANNESBURG

CASE NUMBER: 2024-085509

In the matter between:

THE STANDARD BANK OF SOUTH AFRICA LIMITED

PLAINTIFF

And

PATRICK NHAMO MAWIRE

DEFENDANT

(IDENTITY NUMBER. 750325 5986 18 8)

(AUCTION)
NOTICE OF SALE IN EXECUTION

A Sale in execution will be held by the Sheriff of The High Court, **Sheriff Halfway House & Alexandra** on **31st day of March 2026** at **11h00** at **614 James Crescent, Halfway House**, of the Defendant's property, described below with the reserve price of **R812 554.00**.

A unit consisting of:

- (a) **Section 6** as shown and more fully described on Sectional Plan No **SS 1014/2003** in the scheme known as **BELVERDERE MEWS** in respect of the land and building or buildings situate at **ERF 601 HALFWAY GARDENS EXTENSION 4 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG MUNICIPALITY**, of which section the floor area, according to the said sectional plan is **141 (ONE HUNDRED AND FORTY-ONE)** square metres in extent; and
- (b) 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 BY DEED OF TRANSFER NO. ST21073/08

SITUATED AT: UNIT 6, BELVEDERE MEWS, 5 ASPARUS ROAD, HALFWAY GARDENS, MIDRAND.

("the Property")

Particulars of the property and the improvements thereon are provided herewith but are **not guaranteed**.

A Main dwelling consisting of: 3 x Bedrooms, 3 x Bathrooms, 2 x Showers, 3 x toilets.

Other Information: Storey: double, freestanding, Walls: Brick/ Roof; tiles.

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

Inspect conditions of Sale at The Sheriff's Office, **Sheriff Halfway House & Alexandra** at **614 James Crescent, Halfway House**.

DATED at MIDRAND on the ____ day of **FEBRUARY 2026**.

ATTORNEYS FOR PLAINTIFF

Z & Z NGOGODO INC.

SUITE 7, 1ST FLOOR

WATERFALL VIEW, WATERFALL PARK

BEKKER ROAD

MIDRAND

1686

TEL NUMBER: (011) 028 1258

FAX NUMBER: (086) 263 7152

E-MAIL: thoko@ngolawjhb.co.za

REF: THOKO/M01774

C/O THE DOCUMENT EXCHANGE

95 MARKET STREET

JOHANNESBURG

011 333 6991



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 17:57	Scheme Number	1014
Reference	-	Scheme Type	UNIT
Report Print Date	2026/02/25 17:58	Unit Number	6
Scheme Name	BELVEDERE MEWS	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS BELVEDERE MEWS	Local Authority	CITY OF JOHANNESBURG
Scheme Number	1014	Province	GAUTENG
Situated at	HALFWAY GARDENS EXT 4;601;0	Extent	141.0000
Scheme Year	2003	LPI Code	TOJR0100000060100000
Unit Number	6	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.999083 / 28.116514
Suburb / Town**	HALFWAY GARDENS		

OWNER INFORMATION (1)

MAWIRE PATRICK NHAMO			Owner 1 of 1
Person Type**	PRIVATE PERSON	Document	ST21073/2008
ID Number		Microfilm / Scanned Date	-
Name	MAWIRE PATRICK NHAMO	Purchase Price (R)	750 000
Multiple Owners**	NO	Purchase Date	2006/12/11
Multiple Properties**	NO	Registration Date	2008/02/29
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	I-3050/2025AT	85509/2024	-	-
2	SB21146/2008	STANDARD BANK OF SOUTH AFRICA LTD	900 000	-

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

**MAWIRE PN
UNIT 6 BELVEDERE MEWS
HALFWAY GARDENS EXT 4
1686**

Date	2025/10/06
Statement for	October 2025
Physical Address	5 EAST STREET
Stand No./Portion	6 BELVEDERE MEWS
Township	HALFWAY GARDENS EXT.4

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
141 m2	1	2023/07/01	A1	Market Value R 1,246,000.00	Region A Ward 132

Invoice Number : 232000382407	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 901075971

Previous Account Balance	66,576.17
Sub Total	66,576.17
Interest on Arrears	64.22
Current Charges (Excl. VAT)	1,079.44
VAT @ 15%	49.05

Total Due	67,768.88
Due Date	2025/10/21

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
63,727.38	1,424.67	1,424.12	1,192.71	0.00	67,768.88

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 : 2025/10/06 PATRICK NHAMO MAWIRE
Acc. No. : 901075971 - 5 EAST STREET , HALFWAY GARDENS EXT.4

EasyPay >>>>> 91115 9010759711

SAPO 0146 901075971

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 901075971

>>>>> 516008800111159 90107597101

MAWIRE PATRICK NHAMO

Unit No 6

Reference: MAW001-U6

Tel: 27767774070

Email: patrickmawire@gmail.com

STATEMENT

DATE
2025-10-27

Date	Source	Description	Debit	Credit	Cumulative
2025-08-01		Balance b/f	244921.03	0	244 921.03
2025-08-01	Invoice	INV00525	3146.94	0	248 067.97
2025-09-01	Invoice	INV00548	3146.94	0	251 214.91
2025-10-01	Invoice	INV00571	3146.94	0	254 361.85

120+ days	90+ days	60+ days	30+ days	Current
241 774.09	3 146.94	3 146.94	3 146.94	3 146.94
BANKING DETAILS Bank Name: ABSA Account Number: 4110512002 Branch Code: 632005				Total Due R 254 361.85
Reference: MAW001-U6 Account Holder: BELVEDERE MEWS Account Type: CURRENT Branch Name: TPFM				