

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

Case No.2024-024187

In the matter between:

CHANGING TIDES 17 (PTY) LIMITED N.O.

Execution Creditor

and

DERAZON, HAIM

Judgement Debtor

NOTICE OF SALE IN EXECUTION - AUCTION

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale subject to a reserve price of **R900,000.00** will be held by the offices of the **Sheriff of the High Court Halfway House at 614 James Crescent, Halfway House, Midrand** on **Tuesday the 30th day of JUNE 2026 at 11h00** of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale:

PROPERTY DESCRIPTION:

A Unit consisting of:

- (a) Section NO. 167 as shown and more fully described on Sectional Plan No SS135/2019, in the scheme known as THE WHISKEN in respect of the land and building or buildings situate at CROWTHORNE EXTENSION 20 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 104 (One Hundred and Four) 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; and

Held by Deed of Transfer No. ST16555/2019 and ST49238/2021

and situate at 167 THE WHISKEN, 1 WHISKEN AVENUE, CROWTHORNE, MIDRAND, GAUTENG, in the Magisterial District of Johannesburg North

IMPROVEMENTS:

The following information is furnished in respect of the improvements,

SINGLE STOREY CONSTRUCTED OF BRICK WALLS AND METAL ROOF

MAIN BUILDING: DINING ROOM, LIVING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, BALCONY

OUTBUILDINGS: 2 CARPORTS

PROPERTY ZONED: RESIDENTIAL

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

TERMS AND CONDITIONS:

1. This is a sale in execution (auction) pursuant to a judgement obtained in the above court. The **Sheriff of the High Court Halfway House-Alexandra at 614 James Crescent, Halfway House** will conduct the sale.

2. The Rules of the auction and Conditions of Sale may be inspected at the Office of the **Sheriff of the High Court Halfway House-Alexandra at 614 James Crescent, Halfway House**, 24 hours before the auction.
3. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at

https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf

4. All prospective bidders will be required to:
 - 4.1 Register with the Sheriff prior to the auction before 11h00; and
 - 4.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001.
 - 4.3 Pay to the Sheriff a refundable deposit in the sum of **R50 000.00** that must reflect in the Sheriff's bank account prior to the date of sale by way of electronic funds transfer
5. 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. Register for participation on Webcast Auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

DATED at RIVONIA on this the 20th day of APRIL 2026.



MOODIE & ROBERTSON

Attorneys for Plaintiff

Unit 5 – South Block

39 Empire Road

PARKTOWN

JOHANNESBURG

DX 13, P O Box 1817

RIVONIA

TEL: (011) 807-6046

FAX: 086-618-5004

REF: MR T P CLOETE/CI/58085



a world class African city

Computer generated

COPY OF TAX INVOICE

DERAZON H
33 BLUE HILLS EXT 8
PRETORIA
1685

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: JOHANNESBURG WATER: 4270191077

VAT NO: PIKITUP: 4790191292
VAT NO: CITY POWER: 4710191182

Date	2026/04/08
Statement for	April 2026
Physical Address	25 CROWTHORNE EXT.20 TS
Stand No./Portion	167 THE WHISKEN I
Township	CROWTHORNE EXT.20

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
104 m2	1	2023/07/01	A1	Market Value R 1,456,000.00	Region A Ward 132

Invoice Number: 202001525182

Next Reading Date: 2026/04/23

Client VAT Number:

Deposit: R 0.00

Account Number: 558695252

PIN CODE: xxxxxx

Previous Account Balance

28,761.27

Sub Total

28,761.27

Interest on Arrears

77.57

Current Charges (Excl. VAT)

1,246.48

VAT @ 15%

49.05

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	30,134.37
25,565.36	1,599.19	1,596.72	1,373.10	0.00	30,134.37	Due Date	2026/04/23

Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with que-
ries must still be paid; averages apply only to disputed services.

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



a world class African city

Remittance Advice:

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



EasyPay 91115 5586952524



Postal Office 0146 558695252



516008800111159 55869525207

Date: 2026/04/08

DERAZON H

Acc. No.: 558695252

25 CROWTHORNE EXT.20 TS



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 558695252

Total Due	30,134.37
Due Date	2026/04/23



Account Number: 558695252

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 1,456,000.00 X R 0.0095447 / 12 (Billing Period 2026/04) Less rates on first R300 000.00 of market value VAT: 0 %		1,158.10 - 238.62 0.00	919.48

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	0.00

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential (Billing Period 2026/04) VAT: 15.00%		327.00 49.05	376.05

Current Charges (Including VAT)

1,295.53

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

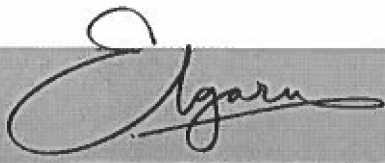
Payments must reach the CoJ on or before the due date.

Change of address

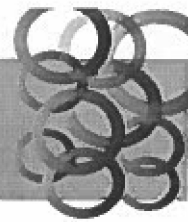
This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

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.



ELGARU (PTY) LTD
Woodlands Office Park, Block 21a Ground Floor,
20 Woodlands Drive, Woodmead, Johannesburg, 2191
010 634 4921
www.elgaru.co.za



CLEARANCE ADVICE

ISSUED IN TERMS OF SECTION 15B(3) of Act 95 of 1986

NAME OF ASSOCIATION: The Whisken Body Corporate
DESCRIPTION: U167 The Whisken
TRANSFER FROM: Sheriff Transfer | H & T Derazon
ERF/ UNIT: UNIT 167 The Whisken
TRANSFER TO: Unknown
TRANSFERRING ATTORNEYS: Moodie & Robertson
SELLING PRICE: TBC
YOUR REF: UNIT 167 The Whisken
UNIT SIZE: m²
OUR REF.: U167 The Whisken

Levy Account

Opening Balance - 2026.04.17	R	149 266,30
Levy in respect of May 2026	R	2 632,44
Levy in respect of June 2026	R	2 632,44
Provision for arrear interest	R	3 787,38
Provision for legal fees	R	4 060,65
Total Levies Payable	R	162 379,21

Banking details:

The Whisken Body Corporate
Standard Bank
Mall of Africa
Branch : 051001
Account : 082 776 601

Clearance Advice

Clearance Fee	R	1 100,00
Clearance Fee Payable	R	1 100,00

Banking details:

Elgaru (Pty) Ltd
Standard Bank
Mall of Africa
Branch : 051001
Account : 421 502 185

SUB TOTAL

R 163 479,21

Please take note of the different bank accounts designated for the various payments required. It is essential that each amount is paid into the correct account as specified. Should funds be deposited into the incorrect account, an **administration fee of R550 (excluding VAT)** will be charged **before** the Clearance Certificate can be issued. Incorrect payments create unnecessary administrative work for all parties involved and result in avoidable delays in the clearance process.

CLEARANCE ADVICE VALID TO: 30-Jun-26
DATE OF ISSUE OF THIS ADVICE: 17-Apr-26

NOTES:

1. Clearance certificates will be issued within 72 hours from date of receipt of proof of payments.
2. Please supply us with the purchasers name, ID number, address, telephone number and email address.
3. Please confirm date of transfer with new owner details in writing on date of transfer.
4. Please separate transfers.
5. Pro-Rata split between the buyer and seller will be done by Elgaru (Pty) Ltd.
6. R1 100 will be charged for a levy clearance and R850 for each extension.

PREPARED BY: Cindy Erasmus - cindy@elgaru.co.za / 010 634 4921 / 072 050 0221

Deeds Office Property

SS THE WHISKEN, 135/2019, 167, PRETORIA

Lexis® WinDeed



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	2026/06/19 10:49	Scheme Number	135
Reference	S58085	Scheme Type	UNIT
Report Print Date	2026/06/19 10:49	Unit Number	167
Scheme Name	THE WHISKEN	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS THE WHISKEN	Local Authority	CITY OF JOHANNESBURG
Scheme Number	135	Province	GAUTENG
Situated at	CROWTHORNE EXT 20 27.0	Extent	104.0000
Scheme Year	2019	LPI Code	TOJR06620000002700000
Unit Number	167	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	-		

OWNER INFORMATION (2)

DERAZON HAIM		Owner 1 of 2	
Person Type**	PRIVATE PERSON	Document	ST16555/2019
ID Number		Microfilm / Scanned Date	-
Name	DERAZON HAIM	Purchase Price (R)	-
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	2019/03/27
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).



0861 946 333
windeed.support@lexisnexis.co.za
search.windeed.co.za | www.windeed.co.za

OWNER INFORMATION (2)			
DERAZON HAIM			Owner 2 of 2
Person Type**	PRIVATE PERSON	Document	ST49238/2021
ID Number		Microfilm / Scanned Date	-
Name	DERAZON HAIM	Purchase Price (R)	-
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	-
Share (%)	-		

ENDORSEMENTS (5)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-3414/2023AT	21550/2022	-	-
2	I-3878/2025AT	24187/2024	-	-
3	SB33626/2021	SOUTH AFRICAN HOME LOANS GUARANTEE TRUST	400 000	-
4	SK2266/2019S	-	-	-
5	PFILED - DT350 SK2266/2019S	-	-	-

HISTORIC DOCUMENTS (5)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B5955/2017	-	-	-
2	SB10612/2019	-	-	-
3	ST135-167/2019	BALWIN PROP LTD	CRST	-
4	ST16555/2019	DERAZON HAIM	1 519 900	-
5	ST16555/2019	DERAZON TRACY FAYE	1 519 900	-

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).