

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

CASE NUMBER: 2024-046672

In the matter between:

FIRSTRAND BANK LIMITED

Plaintiff

And

**KHENDSANI GAYLE MANZINI N.O. (In her capacity as
Trustee for the time being of the NDALO TRUST
IT2630/2017(G))**

1st Defendant

**BUDZELA THELMAH SONO N.O. (In her capacity as
Trustee for the time being of the NDALO TRUST
IT2630/2017(G))**

2nd Defendant

**MARITA STEYN (Representing FNB FIDUCIARY
PROPRIETARY LIMITED, in its capacity as Trustee for
the time being of the NDALO TRUST IT2630/2017(G))**

3rd Defendant

**KHENSANI GAYLE MAZINI
IDENTITY NUMBER: 831170564085**

4th Defendant

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 with a reserve price of **R613,059.74** will be held by the **Sheriff Halfway House-Alexandra** and has arranged for the immovable property to be sold by the **Sheriff of the High Court Halfway House-Alexandra, 614 James Crescent, Halfway House** on **28 April 2026** at **11h00** of the under-mentioned property on the

conditions which will lie for inspection at the offices of the **Sheriff Halfway House-Alexandra**, prior to the:

CERTAIN

A unit consisting of

(a) Section No. 108 as shown and more fully described on Sectional Plan No SS425/2013, in the scheme known as DEKKO HEIGHTS in respect of the land and building or buildings situated at ERF 1411 HALFWAY GARDENS EXTENSION 135 TOWNSHIP, LOCAL AUTHORITY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 90 (NINETY) 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 ST38599/2019

Subject to all the terms and conditions contained therein.

Which bears the physical address: **Unit 108 Dekko Heights, 14 Smuts Avenue, Halfway Gardens, Midrand**

The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed:

THE PROPERTY IS ZONED: RESIDENTIAL DWELLING CONSISTING OF: MAIN DWELLING: 1 LOUNGE, 1 KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 SHOWER, 1 WC, 1 OUT GARAGE.

THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS"

TERMS:

1. The Purchaser shall pay Auctioneer's commission as follows:-
 - 1.1 6% on the first R100 000.00;
 - 1.2 3.5% on R100,001.00 to R400,000.00; and
 - 1.3 1.5% on the balance of the proceeds of the sale,subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT.
- 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale.
- 3 The rules of auction are available 24 hours prior to the Auction at the offices of the **Sheriff Halfway House-Alexandra,614 James Crescent, Halfway House.**

Registration As Buyer Is A Pre-Requisite Subject To Conditions, *Inter Alia*:

(a) Directive of the Consumer Protection Act 68 of 2008

(URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>)

(b) Fica-Legislation – Proof of identity and address particulars

(c) Payment of a registration fee

(d) Registration conditions

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

DATED AT SANDTON on this the 20th day of February 2026



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Applicant's Attorneys
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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

NDALO TRUST
PO Box 1473
LETABA
0870

Date	2026/03/05
Statement for	March 2026
Physical Address	479 SMUTS DRIVE
Stand No./Portion	108 DEKKO HEIGHTS
Township	HALFWAY GARDENS EXT.135

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
90 m2		2023/07/01	A1	Market Value R 945,000.00	Region A Ward 132

Invoice Number : 40006704305	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 555938732	(PIN Code:279613)
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Previous Account Balance	34,922.85
Sub Total	34,922.85
Interest on Arrears	44.73
Current Charges (Excl. VAT)	823.03
VAT @ 15%	46.50

Total Due	35,837.11
Due Date	2026/03/20

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
32,604.60	1,163.62	1,154.63	914.26	0.00	35,837.11

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over fourteen (14) days. Paying yo ur 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 : 2026/03/05 NDALO TRUST
Acc. No. : 555938732 - 479 SMUTS DRIVE , HALFWAY GARDENS EXT.135

EasyPay >>>> 91115 5559387328

SAPO 0146 555938732

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 555938732

>>>> 516008800111159 55593873201

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

 Account Queries Tel: 011 2145200
 Community Schemes Manager Tel:

STATEMENT / TAX INVOICE

Date: Mar 2026	Invoice No: 478L0108003 202603	Property: 108 Dekko Heights Body Corporate	Account Number/Payment Ref 478L0108003
			Amount Due R10,807.26

Ndalo Trust 108 Dekko Heights Body Corporate 14 Smuts Drive Halfway Gardens, Midrand, Gauteng 1685, RSA VAT Number: Receipts captured to: 19 Mar 2026	Staff Contacts: Client Account Administrator Community Scheme Manager Community Scheme Administrator Maintenance Administrator Divisional manager Caretaker / Estate Manager	Name: Claudette Brown Aronnic Canham Annalize Labuschagne Jillian Hendricks Shaun Swindon	Email: claudetteb@trafalgar.co.za aronnicoc@trafalgar.co.za annalizer@trafalgar.co.za jillianh@trafalgar.co.za shauns@trafalgar.co.za	Property address: Dekko Heights Smuts Drive Halfway Gardens, Midrand 1686
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Date	Desc	Excluding VAT	VAT	Total
	BALANCE B/F	20,601.63		20,601.63
04 Feb 2026	Receipts	-3,000.00		-3,000.00
19 Feb 2026	Receipts	-3,397.04		-3,397.04
12 Mar 2026	Receipts	-6,397.04		-6,397.04
01 Mar 2026	Csos Levies for 202603	14.15		14.15
01 Mar 2026	Interest for 202603	177.61		177.61
01 Mar 2026	Levy - Reserve Fund - 202603 108	280.09		280.09
01 Mar 2026	Water - Water Recovery	517.75		517.75
01 Mar 2026	Domestic Effluent - 202603 108	802.39		802.39
01 Mar 2026	Levy - Administration Fund - 202603 108	1,207.72		1,207.72
TOTAL DUE		R10,807.26	R0.00	R10,807.26

Messages Please email statements@trafalgar.co.za if you would like to change your monthly Trafalgar statement password Your email instruction will be archived for record purposes concerning the password change	Banking Details Bank: Standard Bank Account Name: Trafalgar Property Management Account No: 270739335 Branch Code: 051001 Payment Ref. Number: 478L0108003
Payment options: Download a Debit Order form: https://www.trafalgar.co.za/paymentoptions.pdf Trafalgar Monthly E-Magazine: https://www.estate-living.co.za/trafalgar/	Change of address: As required by law, please send us your new address within 14 days of any change of address.