

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

Case Number: **2023/084871**

In the matter between:

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

First Plaintiff

ABSA BANK LIMITED

Second Plaintiff

and

NYATANGA, GRIMMOND SIMBARASHE

First Defendant

NYATANGA, CHIDOCHOMOYO CAROL

Second Defendant

NOTICE OF SALE IN EXECUTION (“AUCTION”)

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated **27 NOVEMBER 2025**, a sale will be held by the **SHERIFF HALFWAY HOUSE-ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND** on **26 MAY 2026** at **11H00** or so soon thereafter of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the office of the **SHERIFF HALFWAY HOUSE-ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**, subject to a reserve price set at **R2 000 000.00**.

**ERF 89 KYALAMI HILLS EXTENSION 2 TOWNSHIP,
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG,
MEASURING 617 (SIX HUNDRED AND SEVENTEEN) SQUARE
METRES,**

HELD BY DEED OF TRANSFER NO. T32862/2019.

Situated at: **Unit 89, Kyalami Hills, 40 Robin Avenue, Kyalami
Hills Ext. 2, Midrand.**

Magisterial Court District (Randburg)

(NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS)

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

RESIDENTIAL PROPERTY CONSISTING OF:

**IMPROVEMENTS: Lounge, Dining Room, Kitchen, Pantry, Scullery, 4 Bedrooms,
3 Bathrooms, 3 Showers, 3 Toilets**

**THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS
ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT
THEREOF AND ARE SOLD "VOETSTOOTS"**

1. The purchaser shall pay auctioneer's commission subject to a maximum of **R40 000.00** plus V.A.T. and a minimum of **R3 000.00** plus V.A.T.

2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of 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 Plaintiffs' Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale.
3. The Rules of the auction are available 24 hours prior to the auction at the office of the Sheriff at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**. The office of the **SHERIFF HALFWAY HOUSE-ALEXANDRA** will conduct the Sale.
4. The sale will be augmented with a timed online sale commencing on the **THURSDAY** prior to the live sale at **11H00** or so soon thereafter on **TUESDAY, 26 MAY 2026**. 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**.

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 – Proof of Identity and address particulars
- c. Payment of a registration fee of **R50 000.00** – in Cash / EFT
- 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** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.**

DATED at **JOHANNESBURG** on this the ___ day of **MARCH 2026.**

PLAINTIFFS' ATTORNEYS
TIM DU TOIT & CO INC
33 The Valley Road
cnr Jan Smuts Avenue
Westcliff
JOHANNESBURG
TEL: 011 274 9800
EMAIL: cobus@timdutoit.co.za
Ref: JN8521/N905/N. Erasmus/CO



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	2026/05/11 18:17	Erf Number	89
Reference	-	Portion Number	-
Report Print Date	2026/05/11 18:18	Deeds Office	Pretoria
Township	KYALAMI HILLS EXT 2	Search Source	Deeds Office

PROPERTY INFORMATION			
Property Type	ERF	Diagram Deed Number	T77058/2002
Township	KYALAMI HILLS EXT 2	Local Authority	CITY OF JOHANNESBURG
Erf Number	89	Province	GAUTENG
Portion Number	0	Extent	617.0000SQM
Registration Division	JR	LPI Code	TOJR05500000008900000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.001255 / 28.088721
Suburb / Town**	-		

OWNER INFORMATION (2)			
NYATANGA GRIMMOND SIMBARASHE			Owner 1 of 2
Person Type**	PRIVATE PERSON	Document	T32862/2019
ID Number		Microfilm / Scanned Date	-
Name	NYATANGA GRIMMOND SIMBARASHE	Purchase Price (R)	2 750 000
Multiple Owners**	NO	Purchase Date	2019/01/25
Multiple Properties**	NO	Registration Date	2019/05/31
Share (%)	50		

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).

OWNER INFORMATION (2)

NYATANGA CHIDOCHOMOYO CAROL			Owner 2 of 2
Person Type**	PRIVATE PERSON	Document	T32862/2019
ID Number		Microfilm / Scanned Date	-
Name	NYATANGA CHIDOCHOMOYO CAROL	Purchase Price (R)	2 750 000
Multiple Owners**	NO	Purchase Date	2019/01/25
Multiple Properties**	NO	Registration Date	2019/05/31
Share (%)	50		

ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B47191/2021	ABSA HOME LOANS GUARANTEE CO (RF) PTY LTD	3 000 000	-
2	I-160/2026AT	84871/2023	-	-

HISTORIC DOCUMENTS (6)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B33874/2000	-	-	-
2	B54123/2002	-	-	-
3	B57199/2008	-	-	-
4	T840/2002	LOQUAT INV 447 CC	T/T	-
5	T77058/2002	NG SUI-HONG	250 000	-
6	T77058/2002	NG LAI LAI	250 000	-

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COPY OF TAX INVOICE

NYATANGA CC & GS
89 KHAYALAMI HILLS EXT.2 TS
KHAYALAMI HILLS EXT.2
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	2026/02/05
Statement for	February 2026
Physical Address	17 QUELEA STREET
Stand No./Portion	00000089 - 00000 - 00
Township	KYALAMI HILLS EXT.2

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
617 m2	1	2023/07/01	A1	Market Value R 2,901,000.00	Region A Ward 132

Invoice Number: 52006656435	Next Reading Date: 2026/02/20
Client VAT Number:	Deposit: R 2,570.67

Account Number: 555899064 **PIN CODE: xxxxxx**


Previous Account Balance	112,459.65
Less: Incoming Payment (Last Payment Made 2026/01/17)	- 507.27
Sub Total	111,952.38
Interest on Arrears	184.65
Current Charges (Excl. VAT)	4,484.39
VAT @ 15%	362.34

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	116,983.76
102,554.77	3,731.21	5,666.40	5,031.38	0.00	116,983.76	Due Date	2026/02/20

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: 2026/02/05 NYATANGA CC & GS
Acc. No.: 555899064 17 QUELEA STREET

 EasyPay 91115 5558990643

 **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 555899064

 Postal Office 0146 555899064

Total Due **116,983.76**
Due Date **2026/02/20**



516008800111159 55589906403



Account Number: 555899064

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 2,901,000.00 X R 0.0095447 / 12 (Billing Period 2026/02) Less rates on first R300 000.00 of market value VAT: 0 %		2,307.44 - 238.62 0.00	2,068.82

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Prepaid Electricity VAT: 15.00%		0.00 0.00	0.00

Johannesburg Water Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
Category of Water: Consumption - Residential (Reading period = 2025/12/16 to 2026/01/14 = 30 days) Meter: CMHX546; Register: 1; Multiply factor: 1; Start reading: 655.000; End reading: 686.000; Difference: 31.000; Consumption: 31.000; Units: KL; Type: Actual Readings. Daily average consumption 1.033 KL Charges for 31.000 KL are based on a sliding scale for a 30 day period Step 1 5.914 KL @ R 0.0000 (Billing Period 2026/02) Step 2 3.942 KL @ R 29.840 Step 3 4.928 KL @ R 31.150 Step 4 4.929 KL @ R 43.670 Step 5 9.856 KL @ R 60.360 Step 6 1.431 KL @ R 66.010 Extended Social Package Grant Demand Management Levy (Billing Period 2026/02) Category of Sewer: Residential Sewer monthly charge based on Stand size 617 m2 (Billing Period 2026/02) VAT: 15.00%		1,175.76 0.00 65.08 697.73 290.79	2,229.36

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential (Billing Period 2026/02) VAT: 15.00%		477.00 71.55	548.55

Current Charges (Including VAT)

4,846.73

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.

G S & C C Nyatanga

Unit 89 Kyalami Hills,
40 Robin Avenue,
Kyalami Hills,
Midrand,
1685

Unit No 89

Reference: GSC001-U89

Tel: 27796262510

Email: chido.nyatanga@gmail.com

STATEMENT

DATE
2025-12-04

Date	Source	Description	Debit	Credit	Cumulative
2025-10-01		Balance b/f	105668.31	0	105 668.31
2025-10-01	Journal Batch 74	Unit 89 - Legal Fees - Inv 21455	3598.35	0	109 266.66
2025-10-01	Journal Batch 81	Unit 89 - Legal Fees - Inv M03548	4598.86	0	113 865.52
2025-10-01	Invoice	INV01731	2416.58	0	116 282.10
2025-10-20	Journal Batch 94	Interest on arrears balance of R 105 668.31 as at 2025-09-30 (15.50% p.a.).	1364.88	0	117 646.98
2025-11-01	Journal Batch 90	Unit 89 - Legal Fees - Inv 21683	902.75	0	118 549.73
2025-11-01	Invoice	INV01846	2416.58	0	120 966.31
2025-11-20	Journal Batch 97	Interest on arrears balance of R 117 646.98 as at 2025-10-31 (15.50% p.a.).	1519.61	0	122 485.92
2025-12-01	Invoice	INV01946	2416.58	0	124 902.50

120+ days	90+ days	60+ days	30+ days	Current
101 323.96	4 344.35	11 978.67	4 838.94	2 416.58
BANKING DETAILS				Total Due
Bank Name: FIRST NATIONAL BANK Account Number: 63105344541 Branch Code: 250655				R 124 902.50
Reference: GSC001-U89 Account Holder: VILLAS OF KYALAMI Account Type: CURRENT Branch Name: REMOTE				