

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

Case Number: 2024/62638

In the matter between:

FOUNTAIN VIEW BODY CORPORATE
(448/2008)

Execution Creditor

and

BHEKWAYINKOSI GIFT MANYANGA
(ID NO: 790107 5035 081)

1st Execution Debtor

KHULULIWE ZINOGAZI NTSELE
(Identity Number: 830401 0735 080)

2nd Execution Debtor

**CITY OF JOHANNESBURG METROPOLITAN
MUNICIPALITY**

3rd Execution Debtor

NOTICE OF SALE IN EXECUTION

In PURSUANCE of judgment in the High Court of Johannesburg and a Warrant of Execution issued in Johannesburg High Court, dated 17th September 2024, the property listed below will be sold with reserve in execution by the Sheriff Halfwayhouse-Alexandra on the 28th of October 2025 at Sheriff Halfwayhouse-Alexandra at 614 James Crescent, Halfway House at 11:00 am with reserve to the highest bidder.

PROPERTY:

1. UNIT 116, in the scheme known as FOUNTAIN VIEW BODY CORPORATE, WITH SCHEME NUMBER 448/2008, under Title Deed ST72925/2008, which is better known as UNIT 116 FOUNTAIN VIEW, 71 -14TH AVENUE, ERAND GARDENS, MIDRAND in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 113 (One Hundred and Thirteen square meters) sqm. in extent; and
2. An undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan.
3. Held by Deed of Transfer ST72925/2008

ALSO KNOWN AS: UNIT 116 FOUNTAIN VIEW, 71 -14TH AVENUE, ERAND GARDENS, MIDRAND.

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

The property comprising of:

3 Bedrooms, 2 Bathrooms, Lounge, Dining room, Kitchen, Carport.

THE CONDITIONS OF SALE

The refundable registration fee in the amount R50 000.00 is payable in cash on the day of the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Sheriff Halfwayhouse-Alexandra at 614 James Crescent, Halfwayhouse, Midrand, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Halfwayhouse-Alexandra at 614 James Crescent, Halfwayhouse, Midrand, within 21 days from the date of sale.

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

at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

DATED AT Roodepoort on this 3rd day of September 2025.

HEERSCHOP PIENAAR ATTORNEYS INC
ATTORNEYS FOR THE EXECUTION CREDITOR

Block A, Ground Floor
Clearview Office Park
77 Wilhelmina Avenue
Allen's Nek
1735
TEL: 011 763 3050
FAX: 011 760 4767
Postnet Suite 162

Private Bag X1, Florida Hills

1716

EMAIL: jp@shplaw.co.za

REF: FOU2/0007



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	2025/10/06 11:45	Scheme Number	448
Reference	-	Scheme Type	UNIT
Report Print Date	2025/10/06 11:45	Unit Number	116
Scheme Name	FOUNTAIN VIEW	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS FOUNTAIN VIEW	Local Authority	CITY OF JOHANNESBURG
Scheme Number	448	Province	GAUTENG
Situated at	ERAND GARDENS EXT 64;782;0	Extent	113.0000
Scheme Year	2008	LPI Code	TOJR00790000078200000
Unit Number	116	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.967322 / 28.125157
Suburb / Town**	ERAND AH		

OWNER INFORMATION (2)

MANYANGA BHEKWAYINKOSI GIFT		Owner 1 of 2	
Person Type**	PRIVATE PERSON	Document	ST72925/2008
ID Number	7901075035081	Microfilm / Scanned Date	-
Name	MANYANGA BHEKWAYINKOSI GIFT	Purchase Price (R)	680 000
Multiple Owners**	NO	Purchase Date	2008/04/09
Multiple Properties**	NO	Registration Date	2008/08/04
Share (%)	50		

DISCLAIMER

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OWNER INFORMATION (2)

NTSELE KHULULIWE ZINOGAZI

Owner 2 of 2

Person Type**	PRIVATE PERSON	Document	ST72925/2008
ID Number	8304010735080	Microfilm / Scanned Date	-
Name	NTSELE KHULULIWE ZINOGAZI	Purchase Price (R)	680 000
Multiple Owners**	NO	Purchase Date	2008/04/09
Multiple Properties**	NO	Registration Date	2008/08/04
Share (%)	50		

ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-2534/2025AT	62638/2024	-	-
2	SB75053/2008	STANDARD BANK OF SOUTH AFRICA LTD	680 000	-

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a world class African city

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Fax : (011) 358 3408/9

PO Box 5000
Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194 VAT NO. : PIKITUP - 4790191292
VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

MANYANGA & NTSELE BG & KZ
PO Box 98060
WATERKLOOF HEIGHTS
0065

Date	2024/03/06
Statement for	March 2024
Physical Address	71 FOURTEENTH STREET
Stand No./Portion	116 FOUNTAIN VIEW
Township	ERAND GARDENS EXT.64

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
113 m2		2023/07/01	A1	Market Value R 881,000.00	REGION A WARD 112

Invoice Number	: 160005506460	Group :	Next Reading Date	:
Client VAT Number	: 9999999999		Deposit Paid	: R 0.00

Account Number 901137850	(PIN Code:986651)
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Previous Account Balance	66,475.52
Sub Total	66,475.52
Interest on Arrears	48.95
Current Charges (Excl. VAT)	700.63
VAT @ 15%	41.25

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
64,446.89	1,019.90	1,008.73	790.83	0.00	67,266.35

Total Due	67,266.35
Due Date	2024/03/22

For the City to continue delivering services to its citizens, customers are encouraged to pay their accounts in full & on time. Visit www.Joburg.org.za for more.

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 : 2024/03/06 MANYANGA & NTSELE
Acc. No. : 901137850 - 71 FOURTEENTH STREET , ERAND GARDENS EXT.64

EasyPay	>>>>> 91115 9011378503
SAPO	0146 901137850

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 901137850

>>>>> 516008800111159 90113785008

Where can payments be made ?
Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How can payments be made ?
By debit order, cash, debit or credit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When can payments be made ?
Payments must reach CoJ on or before the due date.

Change of Address
This must be done telephonically, in writing and submitted to any CoJ Municipal Regional Office.

Terminating Electricity and Water.
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.

**Fountain View Body Corporate**

Reg No: SS 448/449/2008

Email.: info@watchprop.co.za

Contact No.: 021 914 6660

ADDRESS

P O Box 5243

Tygervally

7536

PM: R Poonsamy

Manyanga BG & Ntsele KZ

116 Fountain View,

14th Road,

Erand Gardens,

1682

Section 116

Reference: MAN002-S116

Tel: 27825171887

Email: ZNtsele@sars.gov.za

STATEMENT

DATE

2025-09-25

Date	Source	Description	Debit	Credit	Cumulative
2025-07-01		Balance b/f	518787.03	0	518 787.03
2025-07-01	Invoice	INV08023	2114.49	0	520 901.52
2025-07-07	Journal Batch 186	Interest on arrears balance of R 518 787.03 as at 2025-06-30 (2.00% p.m.).	10375.74	0	531 277.26
2025-08-01	Invoice	INV08249	2114.49	0	533 391.75
2025-08-07	Journal Batch 189	Interest on arrears balance of R 531 277.26 as at 2025-07-31 (2.00% p.m.).	10625.55	0	544 017.30
2025-09-01	Invoice	INV08473	2114.49	0	546 131.79
2025-09-07	Journal Batch 195	Interest on arrears balance of R 544 017.30 as at 2025-08-31 (2.00% p.m.).	10880.35	0	557 012.14

120+ days	90+ days	60+ days	30+ days	Current
506 541.71	12 245.32	12 490.23	12 740.04	12 994.84
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 62759917960 Branch Code: 250655 Reference: MAN002-S116 Account Holder: FOUNTAIN VIEW Account Type: CURRENT Branch Name: ADDERLEY STREET				Total Due R 557 012.14