

AUCTION

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

**CASE NO: 2022/18866
CASE NO: 2025/194207**

In the matter between:

SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED

Plaintiff

and

MOHOHLO: TEBOGO SERAME (ID NO. 790609 5206 08 7)

Defendant

NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY

In execution of a judgment of the High Court of South Africa, Gauteng Division – Johannesburg in the suit, a sale to the **highest bidder** subject to a reserve price of **R232 006.21** will be held at **614 JAMES CRESCENT, HALFWAY HOUSE** at **11:00** on **28 APRIL 2026** of the undermentioned property of the Defendants on the conditions of sale which may be inspected at the office of the Sheriff, prior to the sale.

CERTAIN: A unit consisting of:

Section Number 64 as shown and more fully described on Sectional Plan Number SS319/2006, in the scheme known as SAN RIDGE VILLAGE in respect of the land and building or buildings situated at ERF 38 MIDRIDGE PARK EXTENSION 12 TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said Sectional Plan, is 110 (ONE HUNDRED AND TEN) SQUARE METRES in extent; and

an undivided share in the common property in the scheme apportioned to the said sectional plan HELD BY DEED OF TRANSFER ST54599/2020

SITUATE AT: UNIT 64 SAN RIDGE VILLAGE, 361 – 9TH STREET, CARLSWOLD with the chosen domicilium citandi et executandi being at 64 SAND RIDGE VILLAGE, 9TH STREET, MIDRIDGE PARK, EXTENSION 42, MIDRAND.

THE PROPERTY IS ZONED: RESIDENTIAL

IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof

MAIN BUILDING: single storey, brick and block walls, tiled roof, tiled floors,
Rooms: lounge, dining room, 2 bedrooms, kitchen, 1 bathrooms,
kitchen, 1 bathroom, 1 shower, 1 toilet, 1 bathtub and carport. (The
accuracy thereof can however not be guaranteed)

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 to:
 - (a) 6% on the first R100 000.00;
 - (b) 3.5% on R100 001.00. to R400 000.00;
 - (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 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 to the Sheriff within 21 (twenty one) days after the sale.
3. The purchaser may be taken possession of the property after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured.
4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property.
5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Halfway House. The office of the Sheriff TC SIEBERT or his/her deputy.

**REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS,
INTER ALIA:**

- (a) Directive of the Consumer Protection Act 68 of 2008;
- (b) FICA LEGISLATION – Proof of ID and address particulars;
- (c) Payment of a registration fee of R50 000.00;
- (d) Registration conditions: 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.

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

DATED at BEDFORDVIEW on this 9th day of FEBRUARY 2026.

STUPEL & BERMAN INC
Plaintiff's Attorneys
Bedfordview Office
1st Floor, Bradford Corner
2 Bradford Road
Bedfordview
P O Box 885, Bedfordview, 2008
Docex 27, Bedfordview
Tel.: 011 776-3000
Ref: 114285 /D GELDENHUYS / LM

Deeds Office Property

SS SAN RIDGE VILLAGE, 319/2006, 67, 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	2026/04/14 19:11	Scheme Number	319
Reference	-	Scheme Type	UNIT
Report Print Date	2026/04/14 19:11	Unit Number	67
Scheme Name	SAN RIDGE VILLAGE	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS SAN RIDGE VILLAGE	Local Authority	CITY OF JOHANNESBURG
Scheme Number	319	Province	GAUTENG
Situated at	MIDRIDGE PARK EXT 12;38;0	Extent	122.0000
Scheme Year	2006	LPI Code	TOJR03890000003800000
Unit Number	67	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.974434 / 28.11681
Suburb / Town**	CARLSWALD		

OWNER INFORMATION (1)

MORUF ABIODUN DAMILARE			Owner 1 of 1
Person Type**	PRIVATE PERSON	Document	ST11495/2023
ID Number		Microfilm / Scanned Date	-
Name	MORUF ABIODUN DAMILARE	Purchase Price (R)	650 000
Multiple Owners**	NO	Purchase Date	2022/08/31
Multiple Properties**	NO	Registration Date	2023/03/02
Share (%)	-		

DISCLAIMER

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ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-1926/2016AT	14315/2015	-	-
2	I-4515/2015AT	30857/2011	-	-

HISTORIC DOCUMENTS (5)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	SK2931/2006S	-	-	-
2	SB146094/2006	-	-	-
3	ST319-67/2006	TSWELENA DEVELOPERS PTY LTD	CRST	-
4	ST116303/2006	JET-G TRUST	472 000	-
5	ST11494/2023	RENDALL GEORDIE-GLENN	100 000	-

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COPY TAX INVOICE

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

TEBOGO SERAME MOHOHLO
64 SAN RIDGE VILLAGE
MIDRIFGE PARK EXT.12
2000

Date	2026/01/07
Statement for	January 2026
Physical Address	5 CARREIRA ROAD
Stand No./Portion	64 SAN RIDGE VILLAGE
Township	MIDRIDGE PARK EXT.12

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
110 m2	1	2023/07/01	A1	Market Value R 748,000.00	REGION A WARD 112

Invoice Number : 112006389421	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 556654645	(PIN Code:269765)
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Previous Account Balance	33,881.06
Sub Total	33,881.06
Interest on Arrears	43.93
Current Charges (Excl. VAT)	602.34
VAT @ 15%	36.90

Total Due	34,564.23
Due Date	2026/01/22

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
32,049.96	917.76	913.34	683.17	0.00	34,564.23

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 # 31 Oct 2026. For more info, visit www.joburg.org.za.
 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 : 2026/01/07 TEBOGO SERAME MOHOHLO
Acc. No. : 556654645 - 5 CARREIRA ROAD , MIDRIDGE PARK EXT.12

EasyPay >>>> 91115 5566546452

SAPO 0146 556654645

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 556654645

>>>> 516008800111159 55665464504

28 January 2026

Account Number: **SRVILLA00062**

Tebogo Serame Mohohlo

Cnr Pavarotti & Carrera Roads, Midridge Ext 12, Midrand, Johannesburg

Good Day

San Ridge Village

Your email dated **27.01.2026** refers:

Please see the figures below as requested:

As of today's date, the total amount due is **R317 386.61** which includes the **February 2026** levies and charges.

Monthly Costs:

Levy	R 1 011.91
Reserve Fund Levy	R 155.01
Security Levy	R 461.70
CSOS Levy	R 10.24
Effluent	R 704.47

Please contact (**Sashni Govender; sashni@kalaw.co.za**) for the legal fees. Please quote their reference number: **SVMAT16122**

Kind regards,

Welma Mafoko

Legal Recoveries Administrator

011 707 0000

www.whitfields.co.za