

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

**NOTICE OF SALE IN EXECUTION IN TERMS OF RULE 46(7) (b)
(SALE BY AUCTION)**

In the matter between:-

Case No: **2025-140570**

NEDBANK LIMITED

Execution Creditor

and

GODFREY MAHLABA

Execution Debtor

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 24 November 2025 in terms of which the below property will be sold in execution by the Sheriff **HALFWAY HOUSE - ALEXANDRA** on **31 MARCH 2026** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE** to the highest bidder with a court reserve of **R2 585 000.00**.

A unit consisting of:

- (a) **Section No. 101** as shown and more fully described on Sectional Plan Number **SS566/2023** in the scheme known as **THE LINCOLN** in respect of the land and building or buildings situated at **CARLSWALD ESTATE EXTENSION 54** township, Local Authority: **CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY**, of which section the floor area, according to the said sectional plan, is **249 (TWO HUNDRED AND FORTY NINE) 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 Number **ST71376/2024** and subject to such conditions as set out in the aforesaid deed

("the mortgaged property")

Which is certain and is zoned as a residential property inclusive of the following: A free standing duplex unit comprising of lounge, dining room, kitchen, scullery, study alcove, 3 bedrooms, 3 bathrooms, guest toilet, patio and 2 garages - **WHICH CANNOT BE GUARANTEED.**

The property is situated at: **UNIT 101 THE LINCOLN, 33 LYNCON RAOD, CARLSWALD EXTENSION 54** in the magisterial district of **JOHANNESBURG.**

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff **HALFWAY HOUSE – ALEXANDRA** at **3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN.**

Registration as a buyer is a pre-requisite subject to conditions including, *inter alia*:

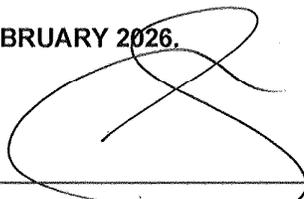
1. Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee in the amount of R50 000.00 (refundable) by way of EFT or a bank guarantee cheque (no cash).

4. Registration conditions.

The sale will be augmented with a timed online sale commencing on 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 reviewed 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 provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff **ALEXANDRA – HALFWAY HOUSE at 3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN** during normal office hours from Monday to Friday.

Dated at **JOHANNESBURG** on this the 2nd day of **FEBRUARY 2026**.



LOWNDES DLAMINI ATTORNEYS

Attorneys for Execution Creditor

First Floor

Wierda Road East

Wierda Valley

Sandton

Tel. (011) 292-5777

E-MAIL: nthabiseng@lowndes.co.za

franie@lowndes.co.za

REF: N GAMBUSHE/fp/MA37839



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**** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.**

SEARCH CRITERIA

Search Date	2026/02/25 09:12	Scheme Number	566
Reference	-	Scheme Type	UNIT
Report Print Date	2026/02/25 09:13	Unit Number	101
Scheme Name	THE LINCOLN	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS THE LINCOLN	Local Authority	CITY OF JOHANNESBURG
Scheme Number	566	Province	GAUTENG
Situated at	CARLSWALD ESTATE EXT 54;298;0	Extent	249.0000
Scheme Year	2023	LPI Code	TOJR05880000029800000
Unit Number	101	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	-		

OWNER INFORMATION (1)

MAHLABA GODFREY		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST71376/2024
ID Number		Microfilm / Scanned Date	-
Name	MAHLABA GODFREY	Purchase Price (R)	3 800 000
Multiple Owners**	NO	Purchase Date	2024/10/15
Multiple Properties**	NO	Registration Date	2024/11/20
Share (%)	-		

DISCLAIMER

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ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-77/2026AT	140570/2025	-	-
2	SB39854/2024	NEDBANK LTD	-	-
3	SK6433/2023S	-	-	-

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Tel : (011) 375 5555
 Fax : (011) 358 3408/9

PO Box 5000
 Johannesburg 2000

E-mail :
 JoburgConnect@joburg.org.za

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

GODFREY MAHLABA
 105 LYNCON ROAD UNIT 101 THE LINCOLN
 CARLSWALD ESTATE EXT 54
 1685

Date	2026/01/07
Statement for	January 2026
Physical Address	105 LYNCON ROAD
Stand No./Portion	101 THE LINCOLN
Township	CARLSWALD ESTATE EXT.54

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
249 m2	1	2023/10/30	A1	Market Value R 3,700,000.00	Region A Ward 132

Invoice Number : 70006519025	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 558981447	(PIN Code:249472)
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Previous Account Balance	43,085.11
Sub Total	43,085.11
Interest on Arrears	178.61
Current Charges (Excl. VAT)	3,181.35
VAT @ 15%	71.55

Total Due	46,516.62
Due Date	2026/01/22

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
35,795.33	3,653.94	3,635.84	3,431.51	0.00	46,516.62

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 to 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 GODFREY MAHLABA
 Acc. No. : 558981447 - 105 LYNCON ROAD , CARLSWALD ESTATE EXT.54

EasyPay >>>>> 91115 5589814473

SAPO 0146 558981447

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 558981447

>>>>> 516008800111159 55898144709



Head Office
Mowbray House, Fourways Golf Park
Roos Street, Fourways
Private Bag X1 Witkoppen 2068
Tel: 011 707 0000
info@whitfields.co.za www.whitfields.co.za

10 February 2026

Your Ref: MAT37839/PTS15797
Account Number: LIN0101B
Godfrey Mahlaba
Unit 101, 33 Lyncon Road, Carlswald, Midrand

Good Day

The Lincoln

Your email on even date refers:

Please see the figures below as requested:

As of today's date, the total amount due is R70 479.31 which includes the February 2026 Levies and charges.

Monthly Costs:

Monthly levy	R 2646.00
CSOS Levy	R 40.00
Reserve Levy	R 467.00
Garage	R 1553.00
Effluent	R 802.39
Water (Estimate)	R 1000.00

Please contact disputes@whitfields.co.za for any outstanding fees.

Kind regards,

Karen Damons
Legal Recoveries Administrator Tel: +27 (11) 707 0000
www.whitfields.co.za