

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

Case Number: 2024-072162

In the matter between:

RIVERSTONE ESTATE BODY CORPORATE

APPLICANT

(Scheme Number: SS821/2002)

and

VIRGINIA NONHLANHLA VAZHURE

FIRST RESPONDENT

(ID: 730215 1039 08 1)

**CITY OF JOHANNESBURG METROPOLITAN
MUNICIPALITY**

SECOND RESPONDENT

NEDBANK LIMITED

THIRD RESPONDENT

NOTICE OF SALE IN EXECUTION

In PURSUANCE of judgment in the Magistrate's Court for the District of Johannesburg North and a Writ of Attachment dated 11th July 2025, the property listed below will be sold in execution by the Sheriff Halfway House-Alexandra, on the 28th day of October

2025 at Sheriff Halfway House - Alexandra at 614 James Crescent, Halfway House, at 11:00, subject to reserve price of R 502 000.00.

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.

PROPERTY:

1. **UNIT 40**, in the scheme known as **RIVERSTONE ESTATE BODY COROPORATE**, with scheme number **SS 821/2002**, held by the Execution Debtor under Title Deed **ST140859/2002**, which is better known as **UNIT 40, RIVERSTONE ESTATE BODY CORPORATE, VAN HEERDEN ROAD, HALFWAY GARDENS, MIDRAND, 1686** in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional **84 (EIGHTY FOUR) square meters** 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 ST140859/2002

ALSO KNOWN AS: UNIT 40, RIVERSTONE ESTATE BODY CORPORATE, VAN HEERDEN ROAD, HALFWAY GARDENS, MIDRAND, 1686

The following information is furnished regarding the improvements, though in this respect:

The property comprising of:

Lounge, Dining Room, 3 Bedroom, Kitchen, 2 Bathrooms, 2 Showers and 2 Toilets

THE CONDITIONS OF SALE

The refundable registration fee in the amount R50 000.00 is payable *via* EFT 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 Halfway House - Alexandra at 614 James Crescent, Halfway House, 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 Halfway House - Alexandra at 614 James Crescent, Halfway House.

DATED AT Roodepoort on this _____ of _____ 2025.

**HEERSCHOP PIENAAR ATTORNEYS
ATTORNEYS FOR THE EXECUTION CREDITOR**

Block A, Ground Floor
Clearview Office Park
77 Wilhelmina Avenue
Strubens Valley
1735
TEL: 011 763 3050

FAX: 011 760 4767

Postnet Suite 162

Private Bag X1, Florida Hills

1716

EMAIL: jp@shplaw.co.za

REF: RIV9/0006



a world class African city

Tel : (011) 375 5555
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

VAZHURE VIRGINIA NONHLANHLA
Unit 40 Riverstone
352 VAN HEERDEN AVENUE
Halfway Gardens Ext 47
1686

Date	2025/09/04
Statement for	September 2025
Physical Address	352 VAN HEERDEN AVENUE
Stand No./Portion	40 RIVERSTONE
Township	HALFWAY GARDENS EXT.47

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
84 m2	1	2023/07/01	A1	Market Value R 1,117,000.00	Region A Ward 132

Invoice Number : 10000365085	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 901024381	(PIN Code:980131)
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Previous Account Balance	50,976.84
Less: Incoming Payment (Last Payment Made 2025/08/30)	- 1,000.00
Sub Total	49,976.84
Interest on Arrears	52.58
Current Charges (Excl. VAT)	976.84
VAT @ 15%	49.05

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due	51,055.31
47,333.49	1,325.81	1,317.54	1,078.47	0.00	51,055.31	Due Date	2025/09/19

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 : 2025/09/04 VAZHURE VIRGINIA NONHLANHLA
Acc. No. : 901024381 - 352 VAN HEERDEN AVENUE , HALFWAY GARDENS EXT.47

EasyPay	>>>>> 91115 9010243815
SAPO	0146 901024381

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 901024381

>>>>> 516008800111159 90102438106

[illegible]

VAZHURE, VIRGINIA NONHLANHLA

40,

Riverstone Estate,

Van Heerden Road,

Halfway Gardens,

Midrand,

1686

Section 40

Reference: VAZ001-S40

Tel: 27823566458

Email: nvmthunzi@gmail.com

STATEMENT

DATE

2025-10-01

Date	Source	Description	Debit	Credit	Cumulative
2025-08-01		Balance b/f	361875.68	0	361 875.68
2025-08-01	Invoice	INV01913	3486.95	0	365 362.63
2025-08-14	Journal Batch 272	SHP LEGAL FEES 106080	126.50	0	365 489.13
2025-08-28	Journal Batch 277	Legal Monitoring Fee August 2025	200.00	0	365 689.13
2025-08-29	STANDARD BANK: 022605452	MAGTAPE CREDIT VAZ001-S40 - "Payment - Thank you"	0	2500.00	363 189.13
2025-08-31	Journal Batch 273	Interest on arrears balance of R 365 489.13 as at 2025-08-18 (2.00% p.m.).	7309.78	0	370 498.91
2025-09-01	Invoice	INV01987	3593.31	0	374 092.22
2025-09-14	Journal Batch 281	SHP LEGAL FEES 108707	17277.33	0	391 369.55
2025-09-30	Journal Batch 278	Interest on arrears balance of R 374 092.22 as at 2025-09-16 (2.00% p.m.).	7481.84	0	398 851.39

120+ days	90+ days	60+ days	30+ days	Current
342 128.51	17 247.17	11 123.23	28 352.48	0.00
BANKING DETAILS Bank Name: STANDARD BANK Account Number: 022605452 Branch Code: 051001				Total Due R 398 851.39
Reference: VAZ001-S40 Account Holder: RIVERSTONE ESTATE Account Type: CURRENT Branch Name: BEDFORD GARDENS				



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 10:24	Scheme Number	821
Reference	-	Scheme Type	UNIT
Report Print Date	2025/10/06 10:24	Unit Number	40
Scheme Name	RIVERSTONE	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS RIVERSTONE	Local Authority	CITY OF JOHANNESBURG
Scheme Number	821	Province	GAUTENG
Situated at	HALFWAY GARDENS EXT 47;534;0	Extent	84.0000
Scheme Year	2002	LPI Code	TOJR01000000053400000
Unit Number	40	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.991658 / 28.111713
Suburb / Town**	ERAND AH		

OWNER INFORMATION (2)

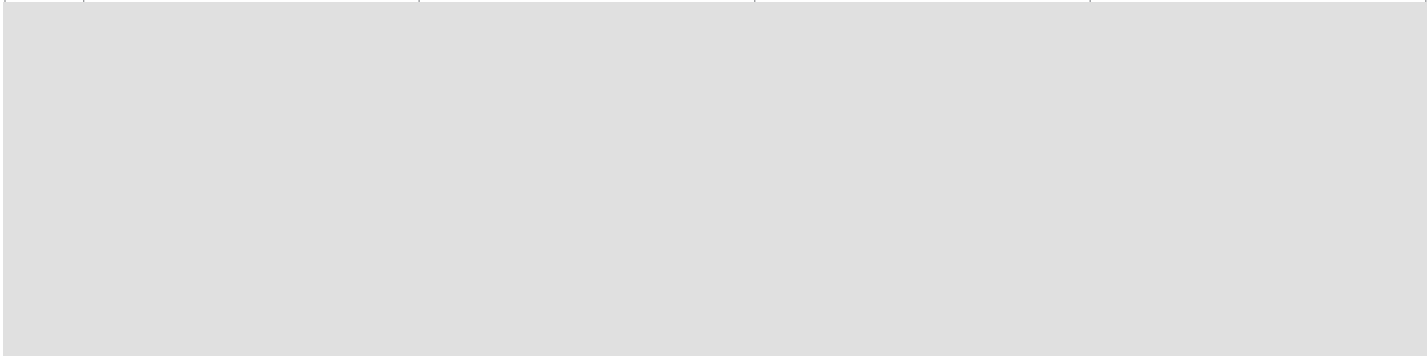
VAZHURE VIRGINIA NONHLANHLA		Owner 1 of 2	
Person Type**	PRIVATE PERSON	Document	ST140859/2002
ID Number	7302151039081	Microfilm / Scanned Date	-
Name	VAZHURE VIRGINIA NONHLANHLA	Purchase Price (R)	348 000
Multiple Owners**	NO	Purchase Date	2002/06/21
Multiple Properties**	NO	Registration Date	2002/11/06
Share (%)	50		

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OWNER INFORMATION (2)			
VAZHURE VIRGINIA NONHLANHLA			Owner 2 of 2
Person Type**	PRIVATE PERSON	Document	ST132325/2007
ID Number	7302151039081	Microfilm / Scanned Date	-
Name	VAZHURE VIRGINIA NONHLANHLA	Purchase Price (R)	-
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	-
Share (%)	50		

ENDORSEMENTS (4)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-2068/2015AT	5483/2013	-	-
2	I-2504/2025AT	72162/2024	-	-



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