

**AUCTION**

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

**Case No: 120816/2024**

In the matter between:

**NEDBANK LIMITED**

**EXECUTION CREDITOR**

and

**JULIAN BAIRD**

**FIRST JUDGMENT DEBTOR**

**CHERYL LYN BAIRD**

**SECOND JUDGMENT DEBTOR**

**NOTICE OF SALE IN EXECUTION  
IMMOVABLE PROPERTY**

In pursuance of a judgment granted by this Honourable Court on **14 MAY 2025**, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of **R1 050 000.00**, by the Sheriff of the High Court **HALFWAY HOUSE-ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **24 FEBRUARY 2026** at **11H00**, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the **SHERIFF OF THE HIGH COURT, HALFWAY HOUSE-ALEXANDRA: 614 JAMES CRESCENT, HALFWAY HOUSE**, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or the Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property.

**ERF 1 AUSTINVIEW LANDGOED TOWNSHIP  
REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG  
MEASURING 1,0236 (ONE COMMA ZERO TWO THREE SIX) HECTARES  
HELD BY DEED OF TRANSFER NO. T82390/1988  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED**

(also known as: **1 WORSHOND CIRCLE, AUSTINVIEW, MIDRAND, GAUTENG**)

MAGISTERIAL DISTRICT: **RANDBURG**

ZONING: **RESIDENTIAL**

**IMPROVEMENTS: (Not Guaranteed)**

**MAIN BUILDING: LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, 1 1/2 BATHROOMS, SHOWER, 2 TOILETS & OUTBUILDING: BEDROOM, BATHROOM, TOILET & DOUBLE GARAGE & OFFICE 36 SQUARE METRES (ATTACHED BETWEEN THE GARAGE AND THE COTTAGE) & FENCED BOUNDARY & SWIMMING POOL**

**TAKE FURTHER NOTICE THAT:**

1. This 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](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand.
2. The registration fee for the buyers will be R50 000.00.

---

**VELILE TINTO AND ASSOCIATES INC.**

TINTO HOUSE C/O SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) &  
DISSELBOOM STREETS 0062

WAPADRAND, PRETORIA

DX 178, PRETORIA

PO Box 733

0050, Wapadrand, Pretoria

Tel: (012) 807 3366 (Ext. 519)

Litigation direct fax: (012) 807 5299

Email: [service@tintolaw.co.za](mailto:service@tintolaw.co.za)

Ref: L2250/DBS/S BALKISHUN/CEM



# ERF 1, AUSTINVIEW LANDGOED, P:0 (PRETORIA)

Deeds Office Property Erf

2 Waterford Mews, Century City, Cape Town, 7441  
Tel: +27 87 330 7577 - NCR Reg No: NCRCB30  
Website: <https://www.searchworks.co.za>

## SEARCH INFORMATION

### Summary

Search Type	DEEDS OFFICE PROPERTY ERF
Search Description	ERF 1, AUSTINVIEW LANDGOED, P:0 (PRETORIA)
Reference	L2250
Date	21/08/2025

## ERF INFORMATION

### Summary

Deeds Office	PRETORIA
Property Type	ERF
Township	AUSTINVIEW LANDGOED
Erf Number	1
Portion Number	0
Remainder	NO
Previous Description	-
Registration Division	IR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Diagram Deed	T82390/1988
Size	1.0236 H
LPI Code	TOIR00300000000100000
Street Address	-

## OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
BAIRD JULIAN		R30000.00	26/08/1986

## OWNER INFORMATION

### Owner 1 of 1

Owner Name	BAIRD JULIAN
ID / Reg. Number	
Owner Type	PERSON
Title Deed	T82390/1988
Purchase Date	26/08/1986
Registration Date	30/11/1988
Purchase Price	R30000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20080716 07:58:27

**ENDORSEMENT(S)**

Document Number	Microfilm Reference Number	Institution	Value
B133268/2007	-	NEDBANK LTD	R550 000,00
B61337/2008	20080716 07:58:08	NEDBANK LTD	R203 831,00
I-2274/2022AT	20220728 09:40:29	24747/2021	R0,00
I-2180/2025AT	20250725 09:22:08	120816/2024	R0,00
I-9547/2011AT	20231212 10:11:31	28141/2011	R0,00
K2934/1986RM	19890101 20:11:15	-	R0,00

**REPORT INFORMATION**

Date of Information	21/08/2025 15:02	
Print Date	21/08/2025 15:02	
Generated By	CHANTAL JOUBERT	
Reference	L2250	
Report Type	DEEDS OFFICE PROPERTY ERF	

The data displayed above is provided by our data suppliers and is not altered by SearchWorks. Terms of Use are applicable to this information and can be found on <https://app.searchworks.co.za/>. SearchWorks is not liable for any damages caused by this information.



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

BAIRD J  
STAND 01  
01 WORSHOND TURN  
AUSTIN VIEW A.H  
1685

Date	2026/01/07
Statement for	January 2026
Physical Address	1 WORSHOND TURN
Stand No./Portion	00000001 - 00000 - 00
Township	AUSTIN VIEW A.H.

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
10236 m2	1	2023/07/01	A1	Market Value R 2,570,000.00	REGION A WARD 110

Invoice Number : 82006495534	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 100.00

Account Number 900009091	(PIN Code:900903)
--------------------------	-------------------

Previous Account Balance	416,087.93
Sub Total	416,087.93
Interest on Arrears	137.79
Current Charges (Excl. VAT)	2,398.12
VAT @ 15%	88.89

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
410,391.94	2,791.29	2,904.70	2,624.80	0.00	418,712.73

Total Due	418,712.73
Due Date	2026/01/22

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](http://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](mailto: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 J BAIRD  
Acc. No. : 900009091 - 1 WORSHOND TURN, , AUSTIN VIEW A.H.

EasyPay >>>> 91115 9000090911

SAPO 0146 900009091

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 900009091

>>>> 516008800111159 90000909100



