

AUCTION

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

CASE NR: 2024-105239

In the matter between :

FIRSTRAND BANK LIMITED

Applicant

And

SIVUYILE YULE SIDWABA
ID: (8304275807087)

1st Respondent

ANDISWA SIDWABA
ID: (8310160387085)

2nd Respondent

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

3rd Respondent

ST GEORGE BODY CORPORATE

4th Respondent

NOTICE OF SALE IN EXECUTION

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the **1st and 2nd Respondents** for money owing to the Applicant, obtained in the above Honourable Court, in the suit, **with a reserve price of R500 000.00** to the highest bidder, will be held by the **AT SHERIFF HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE** on **28 April 2026 at 11:00AM** of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: **(a) SECTION NO. 76 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS1029/2008, IN THE SCHEME KNOWN AS ST GEORGE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 800 ERAND GARDENS EXTENSION 87 TOWNSHIP AND ERF 797 ERAND GARDENS EXTENSION 103 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 65 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 NO. ST66830/2009**

Situated: **UNIT 76, ST GEORGE, 1 GEORGE STREET, ERAND GARDENS EXT 103 AND EXT 87, MIDRAND, GAUTENG**

Zoned: **RESIDENTIAL**

The property consists of UNIT WITH BRICK WALLS AND TILED FLOORS, WITH LOUNGE, KITCHEN, BEDROOM, BATHROOM SHOWER AND TOILET AND OUTBUILDINGS - BATHROOM, SHOWER, TOILET CARPORT, GARAGE, SWIMMING POOL AND BRAAI AREA. **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 subject to a maximum of **R40 000.00 plus** vat and a minimum of **R3000.00** plus vat.
2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed

- cheque or eft on the date of the sale. The balance of 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 Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.
3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in terms of the conditions of sale. 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.
 4. The rules of auction are available 24 hours prior to the auction at the offices of the **SHERIFF HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE**. The office of the **Sheriff Halfway House** will conduct the sale.
 5. 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

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

- (a) Directive of the consumer protection act 68 of 2008 (<http://www.info.gov.za/view/downloadfileaction?id=99961>)
- (b) Fica-legislation - proof of identity and address particulars
- (c) Payment of a refundable registration fee in the amount of **R50 000.00** is payable prior to the commencement of the auction in order to obtain a buyer's card.
- (d) Registration conditions.

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

Dated at **PRETORIA** on the **12th FEBRUARY 2026**.

SIGNED:



Riana Meintjes

RWL INC.
Attorney for Applicant
Reference: **MEINTJES/MAT19178/VAN DER WATT**



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

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

SEARCH CRITERIA

Search Date	2026/04/14 07:43	Scheme Number	1029
Reference	MAT19178	Scheme Type	UNIT
Report Print Date	2026/04/14 07:44	Unit Number	76
Scheme Name	SS ST GEORGE	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS ST GEORGE	Local Authority	CITY OF JOHANNESBURG
Scheme Number	1029	Province	GAUTENG
Situated at	ERAND GARDENS EXT 103 797,0	Extent	65.0000
Scheme Year	2008	LPI Code	TOJR00790000079700000
Unit Number	76	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.963816 / 28.122853
Suburb / Town**	NOORDWYK		

OWNER INFORMATION (2)

SIDWABA SIVUYILE YULE			Owner 1 of 2
Person Type**	PRIVATE PERSON	Document	ST66830/2009
ID Number		Microfilm / Scanned Date	-
Name	SIDWABA SIVUYILE YULE	Purchase Price (R)	505 000
Multiple Owners**	NO	Purchase Date	2009/09/28
Multiple Properties**	NO	Registration Date	2009/10/23
Share (%)	-		

DISCLAIMER

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OWNER INFORMATION (2)			
SIDWABA ANDISWA			Owner 2 of 2
Person Type**	PRIVATE PERSON	Document	ST66830/2009
ID Number		Microfilm / Scanned Date	-
Name	SIDWABA ANDISWA	Purchase Price (R)	505 000
Multiple Owners**	NO	Purchase Date	2009/09/28
Multiple Properties**	NO	Registration Date	2009/10/23
Share (%)	-		

ENDORSEMENTS (2)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-267/2026AT	105239/2024	-	-
2	SB42343/2009	FIRSTRAND BANK LTD	505 000	-

HISTORIC DOCUMENTS (3)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B74295/2008	-	-	-
2	SK7678/2008S	-	-	-
3	ST1029-76/2008	J R 209 INV PTY LTD	CRST	-

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world class African city

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Johannesburg 2000

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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

SIDWABA SY&A
STAND NO 304 RICH MEADOW LANE
KENGIES EXT.13
198

Date	2026/03/05
Statement for	March 2026
Physical Address	797 ERAND GARDENS EXT.103 TS
Stand No./Portion	76 ST GEORGE
Township	ERAND GARDENS EXT.103

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
65 m2	1	2023/07/01	A1	Market Value R 650,000.00	REGION A WARD 112

Invoice Number	: 118006425872	Group	:	Next Reading Date	:
Client VAT Number	:			Deposit Paid	: R 0.00

Account Number 901193421	(PIN Code:986977)
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Previous Account Balance	14,526.23
Job Total	14,526.23
Interest on Arrears	32.14
Current Charges (Excl. VAT)	524.39
VAT @ 15%	36.90

Total Due 15,119.66

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
12,853.12	839.79	833.32	593.43	0.00	15,119.66

Due Date 2026/03/20

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over fourteen (14) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.

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 : 2026/03/05 SIVUYILE YULE&ANDISWA SIDWABA
Acc. No. : 901193421 - 797 ERAND GARDENS EXT.103 TS , ERAND GARDENS EXT.103

EasyPay >>>>> 91115 9011934214

SAPO 0146 901193421

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 901193421

>>>>> 516008800111159 90119342100



OMEGA TRACERS

RORICH WOLMARANS LUDERITZ INC

012 361 5640

OUR REFERENCE: RW2393

YOUR REFERENCE: MAT19178

VERTROULIKE VERSLAG

FNB / S Y SIDWABA

SURNAME: Sidwaba
NAME: S Y
ID NO: 830427 5807 087
ADDRESS Unit 76, St George, 850 Lever Road, Erand Gardens, Midrand

LEVIES BALANCE: R 97 923.47

MUNICIPAL BALANCE: R 15 119.66

ACCOUNT NUMBER: 901193421

MUNICIPAL VALUE: R 650 000

REPORT:

DATUM: 13/03/2026

R 300.00
VAT R 45.00
R 345.00

BANKING DETAILS:

Omega Tracers
Absa Bank Mokopane
Savings Account
Branch Code 632005
Account No 410 230 0073

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Omega Tracers

Reg number - 2021/485083/07

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