

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

**CASE NO: 2023/86454**

In the matter between:-

**NEDBANK LIMITED**

Plaintiff

and

**MANAMELA, MAKOSAZANE SUZAN**

First Defendant

**(ID NO: 5304160335080)**

**MANAMELA, TEBOHO ADELAIDE**

Second Defendant

**(ID NO: 7503190758082)**

**MOGANE, MATLHATSE HERRIET**

Third Defendant

**(ID NO: 8108180980081)**

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**AUCTION  
NOTICE OF SALE IN EXECUTION**

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This is a sale in execution pursuant to a Judgment obtained in the above Honourable Court dated 22 July 2025 in terms of which the following property will be sold in execution by the Sheriff of the High Court **HALFWAY HOUSE** at **614 JAMES CRESCENT, HALFWAY HOUSE** on the 24 February 2026 at **11h00**, subject to a reserve price of R240,000.00 (TWO HUNDRED AND FORTY THOUSAND RAND).

**CERTAIN:** Erf **21, ALEXANDRA EXTENSION 1**

**REGISTRATION DIVISION:** I.R.

**SITUATED:** **HOUSE 21 ALEXANDRA EXTENSION 1, (Situated at 21 LION CRESCENT) ALEXANDRA EXTENSION 1),**

**AREA:** **255 square metres**

**ZONED:** Residential

**HELD UNDER DEED OF TRANSFER NO. T23622/2007.**

**IMPROVEMENTS:** (The nature, extent, condition and existence of the improvements are not guaranteed) **3 Bedrooms, 1 Bathroom, 1 Toilet, Lounge / Dining Room**

The Purchaser shall in addition to the Sheriff's commission, which is 6% on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5 per cent on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), 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 twenty-one (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 are available 24 hours before the auction at the office of the Sheriff HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE.**

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 Sheriff HALFWAY HOUSE will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:**

- A) Directive of the Consumer Protection Act 68 of 2008. URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R50 000 by way of EFT prior to the sale.
- 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** at **614 JAMES CRESCENT, HALFWAY HOUSE** during normal office hours Monday to Friday.

DATED at JOHANNESBURG on this the 8<sup>th</sup> day of December 2025.

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**BICCARI BOLLO MARIANO INC**

Plaintiff's Attorneys

Oxford & Glenhove Building 1, Ground Floor  
116 Oxford Road, Melrose Estate, Johannesburg

PO Box 92441

Norwood, 2117

Tel: (011) 628-9300

Ref: W Hodges / RN6132



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	2025/11/13 11:58	Erf Number	21
Reference	RN6132	Portion Number	-
Report Print Date	2025/11/13 11:59	Deeds Office	Pretoria
Township	ALEXANDRA EXT 1	Search Source	Deeds Office

## PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	TL2135/1988
Township	ALEXANDRA EXT 1	Local Authority	CITY OF JOHANNESBURG
Erf Number	21	Province	GAUTENG
Portion Number	0	Extent	255.0000SQM
Registration Division	IR	LPI Code	TOIR00100000002100000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.109165 / 28.097571
Suburb / Town**	ALEXANDRA		

## OWNER INFORMATION (3)

MANAMELA TEBOHO ADELAIDE			Owner 1 of 3
Person Type**	PRIVATE PERSON	Document	T23622/2007
ID Number		Microfilm / Scanned Date	-
Name	MANAMELA TEBOHO ADELAIDE	Purchase Price (R)	340 000
Multiple Owners**	NO	Purchase Date	2006/09/21
Multiple Properties**	NO	Registration Date	2007/02/21
Share (%)	33.3333		

### DISCLAIMER

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**OWNER INFORMATION (3)**

OWNER INFORMATION (3)			
MANAMELA MAKOSAZANE SUZAN			Owner 2 of 3
Person Type**	PRIVATE PERSON	Document	T23622/2007
ID Number		Microfilm / Scanned Date	-
Name	MANAMELA MAKOSAZANE SUZAN	Purchase Price (R)	340 000
Multiple Owners**	NO	Purchase Date	2006/09/21
Multiple Properties**	NO	Registration Date	2007/02/21
Share (%)	33.3333		
MOGANE MATLHATSE HERRIET			Owner 3 of 3
Person Type**	PRIVATE PERSON	Document	T23622/2007
ID Number		Microfilm / Scanned Date	-
Name	MOGANE MATLHATSE HERRIET	Purchase Price (R)	340 000
Multiple Owners**	NO	Purchase Date	2006/09/21
Multiple Properties**	NO	Registration Date	2007/02/21
Share (%)	33.3333		

**ENDORSEMENTS (4)**

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B30352/2007	NEDBANK LTD	367 200	-
2	I-3350/2025AT	86454/2023	-	-
3	I-6411/2014AT	28725/2014	-	-
4	VA1787/2007	MABITSELA LESIBA JOHANNES	-	-

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DE BURGHS TRACERS CC

( Reg. : 2005 - 140355 - 23 ) ( VAT Reg : 4840241576 )

*de Burgh's*

P. O. Box 10442

Strubenvale 1570

011 362 5333 - Main line ask for Fax

0862 757-133 - Fax to E-mail

E-mail : [tasha@deburghs.co.za](mailto:tasha@deburghs.co.za)



## REPORT

B B M INC

ATTENTION: MONTY

FAX: 011 788 1736

TEL: 011 628 9300

27/11/2025

REF: RN6132

NEDBANK / T A MANAMELA / ERF 21 ALEXANDRA EXT 1

Rates: R 477.24

Refuse: R 356.50

Water: R 549.46

Electricity: R

Balance: R 66 461.64

Account number: 2004 79447

Municipal Value: R 900 000.00

Regards,

INFORMATION ONLY VALID FOR 60 DAYS

Desiré

FEE: R 205.00

VAT INCLUDED

TAX INVOICE TO FOLLOW

Whilst we undertake to use reasonable endeavour to ensure that the information supplied to you which is obtained verbally or telephonically is accurate, we cannot be held liable for mistakes, errors or omissions received by us from our various sources.(l)



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

**MOGANE & MANAMELA MH & TA&MS**  
**STAND NUMBER: 21**  
**ELEVENTH AVENUE**  
**ALEXANDRA EXT.1**  
**2090**

Date	2025/11/05
Statement for	November 2025
Physical Address	26 ALEXANDRA EXT1 LINE 10 STREET
Stand No./Portion	00000021 - 00000 - 00
Township	ALEXANDRA EXT.1

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
255 m2	1	2024/07/01	E1	Market Value R 900,000.00	Region E WARD 75

Invoice Number : 238000394145	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 200479447	(PIN Code:806872)
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Previous Account Balance	65,001.64
Sub Total	65,001.64
Interest on Arrears	76.80
Current Charges (Excl. VAT)	1,265.03
VAT @ 15%	118.17

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
61,620.12	1,689.01	1,692.51	1,460.00	0.00	66,461.64

<b>Total Due</b>	<b>66,461.64</b>
<b>Due Date</b>	<b>2025/11/20</b>

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 # 3 1 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 : 2025/11/05 MATLHATSE & TEBHO&MAKOSAZANE MOGANE &  
 Acc. No. : 200479447 - 26 ALEXANDRA EXT1 LINE 10 STREET , ALEXANDRA EXT,1

EasyPay	>>>>> 91115 2004794471
SAPO	0146 200479447

**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 200479447

>>>>> 516008800111159 20047944705

