

**IN THE MAGISTRATE'S COURT FOR THE SUB-DISTRICT OF JOHANNESBURG NORTH
HELD AT RANDBURG**

CASE NO: 13608/2024

In the matter between:

HILTON HEIGHTS BODY CORPORATE

APPLICANT

And

BOBBY SURAJLAL GOPIE

1ST RESPONDENT

MANITHA MILI RAMSUMUJ

2ND RESPONDENT

**CITY OF JOHANNESBURG METROPOLITAN
MUNICIPALITY**

3RD RESPONDENT

NEDBANK LTD

4TH RESPONDENT

NOTICE OF SALE IN EXECUTION

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE:

The immovable property as described below ("hereinafter referred to as the "property") will be put up for auction **WITH A RESERVE PRICE OF R400 000,00** on the **28th** day of **APRIL 2026** at **SHERIFF HALFWAY HOUSE-ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND** at **11h00**.

The Property

"Unit No 45 as shown and more fully described, in the scheme known as SS HILTON HEIGHTS in respect of the land and building or buildings situated at VORNA VALLEY EXT 75:2169,0 of which section the floor area, according to the said Section Plan, is 82 (EIGHTY TWO) square meters in extent, and 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 ST50601/2014."

Also known as UNIT 45 HILTON HEIGHTS, 71 JAMIE UYS STREET, VORNA VALLEY EXT 75, MIDRAND be declared executable.

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Zoned: **Residential**

Improvements: (please note that nothing is guaranteed and/or no warranty is given in respect thereof)

Main building: comprising of: **THE SUBJECT PROPERTY IS A SINGLE-STOREY UNIT**

2X Bedrooms ,1X Lounge, 1X Dining Room, 1X Kitchen, 1X Bathroom, 1X Shower, 1X Toilet, 1X Carport,
Tiled floors

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 the auctioneer’s commission subject to a maximum of R40 000.00 plus vat and a minimum of R3000.00 plus vat.
2. A deposit of 10% of purchase price immediately on demand by the sheriff. 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 plaintiff’s attorney, which shall be furnished to the sheriff within 21 days after the date of sale.
3. The rules of auction are available 24 hours prior to the auction at the offices of **SHERIFF HALFWAY HOUSE-ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND** will conduct the sale.

Registration as 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/downloadfileactionid=99961>)
- (b) fica-legislation - proof of identity and address particulars
- (c) payment of a registration fee – by EFT - refundable after sale if not buying.
- (d) registration conditions

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the sheriff, during office hours at the **SHERIFF OF TSHWANE NORTH**.

4. 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

5. The Property shall be sold **WITH A RESERVE PRICE OF R400 000,00 AND SUBJECT TO AMOUNTS AS PROVIDED FOR IN TERMS OF CLAUSE 6 OF THE CONDITIONS OF SALE.**

JUKES AND ASSOCIATES

Ref: C JUKES/AM/ SM29

Tel: (010-534 9221)