

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

**NOTICE OF SALE IN EXECUTION
(SALE BY AUCTION)**

Case No: 2024 / 059873

In the matter between:

**ABSA HOME LOANS GUARANTEE
COMPANY (RF) PROPRIETARY LIMITED**

First Execution Creditor

ABSA BANK LIMITED

Second Execution Creditor

And

LINGIDI: SPANDANA

Execution Debtor

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated **03 FEBRUARY 2025**, in terms of which the below property will be sold in execution by **SHERIFF HALFWAY HOUSE – ALEXANDRA** on **28 OCTOBER 2025** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND** to the highest bidder subject to the reserve price of **R450 000.00**.

A unit consisting of –

- (A) Section Number 7 as shown and more fully described on Sectional Plan Number SS745/2006 in the scheme known as TULIP GARDENS in respect of the land and building or buildings situated at ERF 2009 VORNA VALLEY EXTENSION 58 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG

METROPOLITAN MUNICIPALITY, of which section the floor area according to the said Sectional Plan is 70 (Seventy) SQUARE METRES in extent; and

- (B) An undivided share in and to 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 ST53764/2019

SUBJECT to such conditions as set out in the aforesaid Tittle Deed.

(‘the property’)

which is zoned as a residential property, comprising the following:

Main Building

2 bedrooms, 1 bathroom, 1 shower, 1 toilet, 1 lounge, 1 dining room, 1 kitchen and a carport.

WHICH CANNOT BE GUARANTEED.

The property is situated at: **UNIT 7 TULIP GARDENS, 2 SHAMROC AVENUE, VORNA VALLEY EXT 58** and falls within the Magisterial District of **JOHANNESBURG (PREVIOUSLY JOHANENSBURG NORTH).**

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT, 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 (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 will be available at least 24 hours before the auction at the office of the Sheriff **HALFWAY HOUSE - ALEXANDRA at 3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN, SANDTON.**

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. Go to shha.online to register and participate online of the under mentioned property of the execution debtor on conditions of which will lie for inspection at the offices of the Sheriff Halfway House, 3rd Floor, Sandton City Office Towers ,5th street, Sandown, prior to the sale.

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

1. Directive of the Consumer Protection Act 68 of 2008.
(URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee in the amount of **R50 000.00 (refundable).**

4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of **HALFWAY HOUSE - ALEXANDRA** at **3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN** during normal office hours from Monday to Friday.

Dated at **JOHANNESBURG** on this the 04th day of **SEPTEMBER 2025**.



LOWNDES DLAMINI ATTORNEYS

Attorneys for Execution Creditors

First Floor

Wierda Road East

Wierda Valley

Sandton

Tel. (011) 292-5777

Ref: **C HERSELMAN/NM/MAT37377**

Email: christian@lwndes.co.za /

nomaswazim@lwndes.co.za



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

LINGIDI SPANDANA
15 LANGEVELD ROAD
VORNA VALLEY EXT.58
1609

Date	2025/09/04
Statement for	September 2025
Physical Address	15 LANGEVELD ROAD
Stand No./Portion	7 TULIP GARDENS
Township	VORNA VALLEY EXT.58

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
70 m2		2023/07/01	A1	Market Value R 623,000.00	Region A Ward 132

Invoice Number : 124006275462	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 556376571	(PIN Code:269828)
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Previous Account Balance	14,837.83
Sub Total	14,837.83
Interest on Arrears	32.05
Current Charges (Excl. VAT)	502.91
VAT @ 15%	36.90

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due	15,409.69
13,211.29	815.79	810.75	571.86	0.00	15,409.69	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 LINGIDI SPANDANA
Acc. No. : 556376571 - 15 LANGEVELD ROAD , VORNA VALLEY EXT.58

EasyPay	>>>>> 91115 5563765717
SAPO	0146 556376571

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 556376571

>>>>> 516008800111159 55637657103

Where can payments be made ?
Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How can payments be made ?
By debit order, cash, debit or credit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When can payments be made ?
Payments must reach CoJ on or before the due date.

Change of Address
This must be done telephonically, in writing and submitted to any CoJ Municipal Regional Office.

Terminating Electricity and Water.
This must be done in writing, 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.

Robbie Sham Real Estate cc.

Tulip Gardens Body Corporate
10 Le Roux Avenue
Halfway Gardens
Midrand

Telephone	011-8050702
Fax	011-8056690
Date	09 Sep 2025
Amount Due	53 688.79

TG007
Lingidi, Spandana
Unit 7
Tulip Gardens
Shamroc avenue
Vorna Valley
Midrand
1686

BANKING DETAILS **First National bank**
250117 Carlswald Branch
6206 9120 980
Tulip Gardens Body Corp

<u>Date</u>	<u>Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
01 Jun 2025		Balance Brought Forward	43 691.23		43 691.23
01 Jun 2025		Levy 1620	1 620.00		45 311.23
01 Jun 2025		CSos Levy 22.4	22.40		45 333.63
01 Jun 2025		Sewerage 655	655.00		45 988.63
01 Jul 2025		Levy 1620	1 620.00		47 608.63
01 Jul 2025		Interest	383.24		47 991.87
01 Jul 2025		Sewerage 655	655.00		48 646.87
01 Jul 2025		CSos Levy 22.4	22.40		48 669.27
01 Aug 2025		Sewerage 655	655.00		49 324.27
01 Aug 2025		CSos Levy 22.4	22.40		49 346.67
01 Aug 2025		Levy 1620	1 620.00		50 966.67
01 Sep 2025		Sewerage 655	655.00		51 621.67
01 Sep 2025		Interest	424.72		52 046.39
01 Sep 2025		Levy 1620	1 620.00		53 666.39
01 Sep 2025		CSos Levy 22.4	22.40		53 688.79

							Amount Due
38 453.03	2 598.70	2 639.50	2 297.40	2 680.64	2 297.40	2 722.12	53 688.79

TG007
Lingidi, Spandana
Unit 7
Tulip Gardens
Shamroc avenue
1686

Tulip Gardens Body Corporate

							Amount Due
38 453.03	2 598.70	2 639.50	2 297.40	2 680.64	2 297.40	2 722.12	53 688.79



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 09:54	Scheme Number	745
Reference	-	Scheme Type	UNIT
Report Print Date	2025/10/06 09:54	Unit Number	7
Scheme Name	TULIP GARDENS	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS TULIP GARDENS	Local Authority	CITY OF JOHANNESBURG
Scheme Number	745	Province	GAUTENG
Situated at	VORNA VALLEY EXT 58;2009;0	Extent	70.0000
Scheme Year	2006	LPI Code	TOIR09520000200900000
Unit Number	7	Registration Division	IR
Previous Description	-	Co-ordinates (Lat/Long)**	-26.004787 / 28.112844
Suburb / Town**	VORNA VALLEY		

OWNER INFORMATION (1)

LINGIDI SPANDANA		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST53764/2019
ID Number	900519	Microfilm / Scanned Date	-
Name	LINGIDI SPANDANA	Purchase Price (R)	700 000
Multiple Owners**	NO	Purchase Date	2019/02/05
Multiple Properties**	NO	Registration Date	2019/08/28
Share (%)	-		

DISCLAIMER

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ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-725/2025AT	59873/2024	-	-
2	SB34028/2019	ABSA HOME LOANS GUARANTEE CO (RF) PTY LTD	700 000	-
3	SB4243/2024	FIRSTRAND MORTGAGE CO (RF) PTY LTD	834 000	-
4	SK6383/2006S	-	-	-

HISTORIC DOCUMENTS (4)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B78148/2004	-	-	-
2	SB140908/2006	-	-	-
3	ST745-7/2006	C A BRAND PROJECTS PTY LTD	CRST	-
4	ST111698/2006	SARENA INV PTY LTD	259 000	-

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