

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

**CASE NO: 40424/2020**

**COURT ONLINE CASE NO: 118814/2025**

In the matter between

**THE STANDARD BANK OF SOUTH AFRICA LIMITED**

Execution Creditor/Plaintiff

(Registration No: 1962/000738/06)

And

**MATHAFANE STANLEY KGATLA**

Execution Debtor/ Defendant

(Identity Number: 820913 5710 084)

---

**NOTICE OF SALE - AUCTION**

---

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on **12<sup>th</sup> MAY 2025** in terms of which the following property will be sold in execution on **27<sup>th</sup> JANUARY 2026 at 11:00** by the **SHERIFF HALFWAY HOUSE - ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE** to the highest bidder with reserve of **R475 000.00**

- a) **SECTION NO. 30 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS77/1993 IN THE SCHEME KNOWN AS SUNSET VALLEY IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT VORNA VALLEY EXTENSION 43 TOWNSHIP, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 87 (EIGHTY SEVEN) 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 NUMBER ST73909/2007**

**("the Property")**

**SITUATED AT: UNIT NO. 30 SUNSET VALLEY, 69 BERGER ROAD, VORNA VALLEY EXT 43**

**DOMICILIUM ADDRESS: 68 SUNSET VIEW, BERGER STREET, VORNA VALLEY**

**ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED)**

The following information is furnished but not guaranteed:

**MAINBUILDING: LOUNGE, DINING ROOM, KITCHEN, 2X BEDROOMS, BATHROOM**

(The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots")

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale 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 is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF HALFWAY HOUSE - ALEXANDRA. The office of the Sheriff for HALFWAY HOUSE - ALEXANDRA will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply.**

**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 000.00 in cash.**
- D) Registration conditions.**

**NB:** In terms of Rule 46:

- 1** (8)(a)(iii) any interested party may not less than **25 days** prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale;
- 2** (8)(d) any interested party may, not less than **10 days** prior to the date of sale and on **24 hours notice to the execution creditor, the bondholder/s and all interested parties**, apply to a magistrate of the district for any modification of the conditions of sale;

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

DATED AT **SANDTON** THIS **03<sup>RD</sup>** day of **DECEMBER 2025**

---

**STRAUSS DALY INC.**

Plaintiff's attorney  
Unit 801, 8th Floor Illovo Point

68 Melville Road  
Illovo, Sandton, 2146  
Tel: (010) 201-8600  
REF: S1663/7024



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	2025/12/09 13:13	Scheme Number	77
Reference	-	Scheme Type	UNIT
Report Print Date	2025/12/09 13:13	Unit Number	30
Scheme Name	SUNSET VALLEY	Search Source	Deeds Office
Deeds Office	Pretoria		

#### PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS SUNSET VALLEY	Local Authority	CITY OF JOHANNESBURG
Scheme Number	77	Province	GAUTENG
Situated at	VORNA VALLEY EXT 43 , 1955&195	Extent	87.0000
Scheme Year	1993	LPI Code	TOIR09520000195500000, TOIR09520000195700000
Unit Number	30	Registration Division	NOT AVAILABLE
Previous Description	-	Co-ordinates (Lat/Long)**	-26.005368 / 28.107461
Suburb / Town**	VORNA VALLEY		

#### OWNER INFORMATION (1)

KGATLA MATHAFANE STANLEY		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST73909/2007
ID Number		Microfilm / Scanned Date	-
Name	KGATLA MATHAFANE STANLEY	Purchase Price (R)	550 000
Multiple Owners**	NO	Purchase Date	2007/02/15
Multiple Properties**	NO	Registration Date	2007/06/07
Share (%)	-		

#### DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRB26).

**ENDORSEMENTS (3)**

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-3762/2015AT	16633/2015	-	-
2	I-3049/2025AT	118814/2025	-	-
3	SB91702/2007	STANDARD BANK OF SOUTH AFRICA LTD	594 000	-

**DISCLAIMER**

This report contains information provided to LNRN by content providers and LNRN cannot control the accuracy of the data nor the timely accessibility. LNRN will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRB26).



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

MATHAFANE STANLEY KGATLA  
PO Box 5838  
VORNA VALLEY EXT.43  
1685

Date	2025/11/06
Statement for	November 2025
Physical Address	75 BERGER ROAD
Stand No./Portion	30 SUNSET VALLEY
Township	VORNA VALLEY EXT.43

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
87 m2	1	2023/07/01	A1	Market Value R 626,000.00	Region A Ward 132

Invoice Number : 136006207879	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 901119516	(PIN Code:986522)
--------------------------	-------------------

Previous Account Balance	62,093.74
Sub Total	62,093.74
Interest on Arrears	35.29
Current Charges (Excl. VAT)	505.30
VAT @ 15%	36.90

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due	62,671.23
60,463.73	812.98	817.03	577.49	0.00	62,671.23	Due Date	2025/11/21

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 : 2025/11/06 MATHAFANE STANLEY KGATLA  
Acc. No. : 901119516 - 75 BERGER ROAD , VORNA VALLEY EXT.43

EasyPay	>>>>> 91115 9011195162
SAPO	0146 901119516

## 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 901119516

>>>>> 516008800111159 90111951605

Account Number 901119516			
City of Johannesburg			
Property Rates	VAT No. 4760117194	Amount	Sub Total
Category of Property: Property Rates Residential R 626,000.00 X R 0.0095447 / 12 ( Billing Period 2025/11 ) Less rates on first R300 000.00 of market value VAT: 0 %		497.92 - 238.62 0.00	259.30
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse Residential ( Billing Period 2025/11 ) VAT: 15.00% ( Total Amount: 246.00 )		246.00 36.90	282.90

<b>Current Charges (Incl. VAT)</b>	<b>542.20</b>
------------------------------------	---------------

### 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 timeously, 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.

**Kgatla M.S.**  
75 Berger Road,  
Vorna Valley,  
Midrand,  
1686

Door No 30  
Reference: KGA001-D30  
Tel: 27658289064  
Email: kgatlathabo300@gmail.com

# STATEMENT

DATE

2025-11-30

Date	Source	Description	Debit	Credit	Cumulative
2025-07-01		Balance b/f	427778.66	0	427 778.66
2025-07-15	Invoice	<a href="#">INV01336</a>	3864.08	0	431 642.74
2025-07-25	Journal Batch 60	Harris Billings Attorneys - M4627	3330.40	0	434 973.14
2025-07-31	Journal Batch 64	Interest on arrears balance of R 434 973.14 as at 2025-08-09 (24.00% p.a.).	8699.46	0	443 672.60
2025-08-15	Invoice	<a href="#">INV01444</a>	4038.95	0	447 711.55
2025-08-22	Journal Batch 66	Harris Billings Attorneys - M4627	505.54	0	448 217.09
2025-08-31	Journal Batch 80	Interest on arrears balance of R 448 217.09 as at 2025-09-09 (24.00% p.a.).	8964.34	0	457 181.43
2025-09-15	Invoice	<a href="#">INV01552</a>	4193.74	0	461 375.17
2025-09-19	Journal Batch 81	Harris Billings Attorneys - M4627	1065.75	0	462 440.92
2025-09-30	Journal Batch 85	Interest on arrears balance of R 462 440.92 as at 2025-10-14 (24.00% p.a.).	9248.82	0	471 689.74
2025-10-15	Invoice	<a href="#">INV01660</a>	4049.92	0	475 739.66
2025-10-20	Journal Batch 89	Harris Billings Attorneys - M4627	1334.00	0	477 073.66
2025-10-31	Journal Batch 88	Interest on arrears balance of R 471 689.74 as at 2025-10-14 (24.00% p.a.).	9433.79	0	486 507.45
2025-11-15	Invoice	<a href="#">INV01769</a>	4231.72	0	490 739.17

120+ days	90+ days	60+ days	30+ days	Current
443 672.60	13 508.83	14 508.31	14 817.71	4 231.72
<b>BANKING DETAILS</b> Bank Name: STANDARD BANK Account Number: 201144115 Branch Code: 051001				<b>Total Due</b> <b>R 490 739.17</b>
Reference: KGA001-D30 Account Holder: SUNSET VALLEY BODY CORPORATE Account Type: CURRENT Branch Name: UNIVERSAL				