

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)

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**NOTICE OF SALE - AUCTION**

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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**

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**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



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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 (%)	-		

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### 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	-

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**Account Number 901119516**

<b>City of Johannesburg</b>	<b>VAT No. 4760117194</b>	<b>Amount</b>	<b>Sub Total</b>
Property Rates <b>Category of Property: Property Rates Residential</b> 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	<b>259.30</b>
<b>PIKITUP</b> Refuse	<b>VAT No. 4790191292</b>		
Refuse Residential ( Billing Period 2025/11 ) VAT: 15.00% ( Total Amount: 246.00 )		246.00 36.90	<b>282.90</b>

### **Current Charges (Incl. VAT)**

542.20

### Where can payments be made ?

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 ?

How can payments be made ?

By debit order, cash, debit or credit card.  
**KEEP ALL RECEIPTS FOR FUTURE REFERENCE**

### When can payments be made ?

When can payments be made?

## 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>					<b>Total Due</b>
Bank Name: STANDARD BANK Account Number: 201144115 Branch Code: 051001					<b>R 490 739.17</b>
Reference: KGA001-D30 Account Holder: SUNSET VALLEY BODY CORPORATE Account Type: CURRENT Branch Name: UNIVERSAL					