

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

**CASE NUMBER: 54873/2020**

In the matter between:

**THE STANDARD BANK OF SOUTH AFRICA LIMITED**  
**(REGISTRATION NUMBER: 1962/000738/06)**

**EXECUTION CREDITOR**

and

**JEROME EUGENE DHLAMINI**  
**(ID NUMBER: 780501 5430 08 0)**

**FIRST EXECUTION DEBTOR**

**ZANYIWE ENDDY MAKOSONKE**  
**(ID NUMBER: 760308 0650 08 2)**

**SECOND EXECUTION DEBTOR**

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**NOTICE OF SALE IN EXECUTION AUCTION**

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In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of **R950 000.00**, will be held by the Sheriff **HALFWAY HOUSE-ALEXANDRA**, at **614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY** the **24<sup>TH</sup> FEBRUARY 2026** at **11H00** of the undermentioned property of the Judgment Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff **HALFWAY HOUSE-ALEXANDRA** during office hours:

**1. A UNIT CONSISTING OF-**

- (a) **SECTION NO. 1 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS390/2012 IN THE SCHEME KNOWN AS 1104 SAGEWOOD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 1104 SAGEWOOD EXTENSION 10 TOWNSHIP LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID**

SECTIONAL PLAN, IS 243 (TWO HUNDRED AND FORTY THREE) 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 ST60557/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER ESPECIALLY SUBJECT TO THE CONDITION IN FAVOUR OF CRESCENT WOOD HOME OWNERS ASSOCIATION NPC

2. AN EXCLUSIVE USE AREA DESCRIBED AS G1 MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS 1104 SAGEWOOD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 1104 SAGEWOOD EXTENSION 10 TOWNSHIP LOCAL AUTHORITY: CITY OF JOHANNESBURG, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS390/2012 HELD BY NOTARIAL DEED OF CESSION NUMBER SK4079/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION, ESPECIALLY SUBJECT TO THE CONDITIONS IN FAVOUR OF CRESCENT WOOD HOME OWNERS ASSOCIATION NPC

**MAGISTERIAL DISTRICT: JOHANNESBURG NORTH**

**ALSO KNOWN AS:** 1104 CRESCENTWOOD COUNTRY ESTATE, 1 RIVER ROAD, SAGEWOOD EXTENSION 10, GAUTENG PROVINCE

Particulars of the property and the improvements thereon are provided herewith, but are **not guaranteed**.

**A dwelling consisting of: MAIN BUILDING:** Double story house, lounge, dining room, 4 bedrooms, kitchen, 3 bathrooms, 5 showers, 5 toilets, double garage, balcony; boundary: brick and concrete; main building: attached; Walls: Brick; Roof: Harvey Tiles; Floors: Parquet & Tiles

**ZONING:** General Residence

Consumer Protection Act 68 of 2008

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/DownloadFileAction?id=99961>)
- (b) FICA-legislation – proof of identity and address particulars
- (c) Payment of a registration fee of **R50,000.00** (refundable)
- (d) Registration Conditions
- (e) Registration form to be completed before the Auction

The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale.

The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale.

The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions.

Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer.

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

Inspect conditions at **THE SHERIFF HALFWAY HOUSE-ALEXANDRA'S OFFICE, 614 JAMES CRESCENT, HALFWAY HOUSE. TELEPHONE NUMBER: (011) 315-1074.**

**SIGNED AT PRETORIA ON 1 DECEMBER 2025**



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**ATTORNEYS FOR PLAINTIFF  
STRYDOM BRITZ MOHULATSI INC.  
BUILDING A, MENLYN WOODS OFFICE PARK  
291 SPRITE AVENUE, FEARIE GLEN  
PRETORIA  
DOCEX: 120, PRETORIA  
TEL NUMBER: (012) 365 1887  
E-MAIL: jacqueline@sbmattorneys.co.za  
REF: MRS. M. JONKER / A ELS / XT / DH39487**



## SEARCH INFORMATION

### Summary

Search Type	Deeds Office Property Scheme
Search Description	SS 1104 SAGEWOOD 390, U:1 (PRETORIA)
Reference	XANIA
Date	05/01/2026

## SCHEME INFORMATION

### Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS 1104 SAGEWOOD
Scheme Number / Year	390/2012
Unit Number	1
Situated At	SAGEWOOD EXT 10;1104;0
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	243.0000
LPI Code	TOJR05870000110400000
Street Address	UNKNOWN

## OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
DHLAMINI JEROME EUGENE		R1 500 000,00	04/12/2011
MAKOSONKE ZANYIWE ENDDY		R1 500 000,00	04/12/2011

## OWNER INFORMATION

### Owner 1 of 2

Owner Name	DHLAMINI JEROME EUGENE
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST60557/2012
Purchase Date	04/12/2011
Registration Date	15/08/2012
Purchase Price	R1500000.00
Multiple Owners	YES
Multiple Properties	-
Share	0.500000
Microfilm Reference No.	20160928 15:06:30

**OWNER INFORMATION (CONTINUED)****Owner 2 of 2**

Owner Name	MAKOSONKE ZANYIWE ENDDY
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST60557/2012
Purchase Date	04/12/2011
Registration Date	15/08/2012
Purchase Price	R1500000.00
Multiple Owners	YES
Multiple Properties	-
Share	0.500000
Microfilm Reference No.	20160928 15:06:30

**ENDORSEMENT(S)**

Document Number	Microfilm Reference Number	Institution	Value
I-1729/2022AT	20220629 18:48:21	36190/2021	R0,00
I-648/2022AT	20220323 10:59:35	54873/2020	R0,00
SB36757/2012	20121004 11:06:38	STANDARD BANK OF SOUTH AFRICA LTD	R1 500 000,00
SB40146/2016	20160928 15:06:04	STANDARD BANK OF SOUTH AFRICA LTD	R592 300,00
VA8269/2016	20160928 15:04:32	DHLAMINI JEROME EUGENE	R0,00

**REPORT INFORMATION**

Date of Information	05/01/2026 15:47	
Print Date	05/01/2026 15:47	
Generated By	XANIA TROMP	
Reference	XANIA	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

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**COPY OF TAX INVOICE**

JEROME EUGENE & ZANYIWE ENDDY DHLAMINI & MAKOSO  
1104 CRESCENT WOOD ESTATE, RIVER ROAD  
SAGEWOOD EXT 10  
1687

You can contact us in the following ways

Phone:  
Tel: 0860 56 28 74  
Fax: (011) 358-3408/9

Correspondence:  
P O BOX 5000  
JOHANNESBURG  
2000

E-mail:  
joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 4760117194 VAT NO: PIKITUP: 4790191292  
VAT NO: JOHANNESBURG WATER: 4270191077 VAT NO: CITY POWER: 4710191182

Date	2026/01/07
Statement For	January 2026
Physical Address	1 RIVER ROAD
Stand No./Portion	1 1104 SAGEWOOD
Township	SAGEWOOD EXT.10

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
243 m2		2023/07/01	A1	Market Value R2,090,000.00	REGION A WARD 112

Invoice Number: 76006519414 Next Reading Date: 2026/01/22  
Client VAT Number: Deposit: R 0.00

**Account Number: 551783125**

Previous Account Balance	167,990.37
Sub Total	167,990.37
Interest on Arrears	110.62
Current Charges (Excl. VAT)	1,879.76
VAT @ 15%	68.40

90 DAYS+	60 DAYS	30 DAYS	CURRENT	INSTALLMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
163,426.85	2,287.36	2,276.16	2,058.78	0.00	170,049.15	<b>170,049.15</b>
						<b>Due Date</b>
						<b>2026/01/22</b>

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 – 31 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)



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**Remittance Advice:**

This stub must accompany payment,  
Please do not detach if paying at the post office

Date: 2026/01/07 JEROME EUGENE & ZANYIWE  
ENDDY DHLAMINI & MAKOSONKE  
Acc. No.: 551783125 1 RIVER ROAD

 EasyPay 91115 5517831250

 Postal Office 0146 551783125

 Standard Bank City of Johannesburg Banking details:

Internet Banking - Use the banks pre-loaded Company details  
SBSA branch deposits - CIN no AA45 to be used in place of bank acc. nr.  
Client Account No/Deposit Reference 551783125



516008800111159 55178312505

<b>Total Due</b>	170,049.15
<b>Due Date</b>	2026/01/22



**Account Number: 551783125**

<b>City of Johannesburg Property Rates</b>	<b>VAT 4760117194</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Category of Property: Property Rates Residential R 2,090,000.00 X R 0.0095447 / 12 ( Billing Period 2026/01 ) Less rates on first R300 000.00 of market value VAT: 0 %		1,662.38 -238.62 0.00	1,423.76

<b>Johannesburg Water Water &amp; Sanitation</b>	<b>VAT 4270191077</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Unbilled Sewer: Bulk Services (Complex) Prepaid Water VAT: 15.00%		0.00 0.00 0.00	0.00

<b>PIKITUP Refuse</b>	<b>VAT 4790191292</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Refuse Residential ( Billing Period 2026/01 ) VAT: 15.00%		456.00 68.40	524.40

**Current Charges (Including VAT)**

**1,948.16**

**Where can a payment be made?**

Any CoJ Office; and Post Office; and EasyPay site; any bank (branch, ATM or internet site).  
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

**How to make a payment**

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

**When to make a payment**

Payments must reach the 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 services?**

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.



One-stop property solutions

Registration No: 1989/003678/07  
 Vat Registration No: 4760280638

Account Queries Tel: 012 3265963  
 Community Schemes Manager Tel: 012 3265963

**STATEMENT / TAX INVOICE**

<b>Date:</b> Jan 2026	<b>Invoice No:</b> 963C1104008 202601	<b>Property:</b> Stand 1104.1 Crescentwood Home Owners Association	<b>Account Number/Payment Ref</b> 963C1104008
			<b>Amount Due</b> R275,942.95

<b>Dhlamini Je &amp; Makosonke Ze</b> Crescentwood Hoa 1104 8th Road Jeffersville, Pretoria, Gauteng 0006, South Africa  <b>VAT Number:</b>  Receipts captured to: 21 Jan 2026	<b>Staff Contacts:</b> Client Account Administrator Community Scheme Manager Community Scheme Administrator Maintenance Administrator Divisional manager Caretaker / Estate Manager	<b>Name:</b> Sherilene Leeuwshut Adele Olivier Wilma Bezuidenhout Theresa Bredenhann Adele Olivier Johannes Lebepe	<b>Email:</b> sherilene@trafalgar.co.za adeleo@trafalgar.co.za wilma@trafalgar.co.za theresab@trafalgar.co.za adeleo@trafalgar.co.za lebepejohannes072@gmail.com	<b>Property address:</b>  Crescentwood Home Owners Association Cnr Liebenberg and 8th Road Sagewood Extension 10 Midrand, Gauteng 1685
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Date	Desc	Excluding VAT	VAT	Total
	BALANCE B/F	274,438.80		274,438.80
30 Nov 2025	Necessary phone call (not consultation) - 202511 Dhlamini Je & Makosonke Ze [25 Nov 2025 09:00]	21.00	3.15	24.15
01 Jan 2026	HOA Levy - 202601 Stand 1104.1	1,000.00		1,000.00
12 Jan 2026	Legal Fees Recovery - Legal Fees - Jukes & Ass Att - M1833A/Inv25806	480.00		480.00
<b>TOTAL DUE</b>		<b>R275,939.80</b>	<b>R3.15</b>	<b>R275,942.95</b>

<b>Messages</b>  Please email <a href="mailto:statements@trafalgar.co.za">statements@trafalgar.co.za</a> if you would like to change your monthly Trafalgar statement password Your email instruction will be archived for record purposes concerning the password change	<b>Banking Details</b> Bank: Standard Bank Account Name: Trafalgar Property Management Account No: 270739335 Branch Code: 051001 Payment Ref. Number: <b>963C1104008</b>
	<b>Payment options:</b> Download a Debit Order form: <a href="https://www.trafalgar.co.za/paymentoptions.pdf">https://www.trafalgar.co.za/paymentoptions.pdf</a> Trafalgar Monthly E-Magazine: <a href="https://www.trafalgar.co.za/debitorderform.pdf">https://www.trafalgar.co.za/debitorderform.pdf</a> <a href="https://www.estate-living.co.za/trafalgar/">https://www.estate-living.co.za/trafalgar/</a>

