

AUCTION

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

CASE NR: **2025-007604**

In the matter between :

FIRSTRAND BANK LIMITED

Applicant

And

**JAMES NSUH FRU
ID: (8011215887182)**

1st Respondent

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

2nd Respondent

SAVOY GARDENS BODY CORPORATE

3rd Respondent

NOTICE OF SALE IN EXECUTION

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the **1st Respondent** for money owing to the Applicant, obtained in the above Honourable Court, in the suit, **with a reserve price of R412 000.00** to the highest bidder, will be held by the **SHERIFF HALFWAY HOUSE- ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE** on **31 March 2026** at **11:00AM** of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

- Certain: (A) **A UNIT CONSISTING OF:**
- (a) **SECTION NO. 7 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS185/1981, IN THE SCHEME KNOWN AS SAVOY GARDENS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT SAVOY ESTATE TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 107 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 NO. ST28631/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED**
- (B) **A UNIT CONSISTING OF:**
- (a) **SECTION NO. 26 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS185/1981, IN THE SCHEME KNOWN AS SAVOY GARDENS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT SAVOY ESTATE TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 17 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 NO. ST28631/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED**

Situated: **DOOR 7 SAVOY GARDENS, 40 AINTREE STREET, SAVOY ESTATE, JOHANNESBURG**

Zoned: **RESIDENTIAL**

The property consists of MAIN BUILDING: SINGLE STOREY, DUPLEX PROPERTY, BRICK WALLS, CORRUGATED ROOF, TILED FLOORS WITH LOUNGE, DINING ROOM, STUDY, KITCHEN, 3 BEDROOMS, BATHROOM, SHOWER, TOILET AND GARAGE. **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 auctioneer's commission subject to a maximum of **R40 000.00 plus vat** and a minimum of **R3000.00 plus vat**.
2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or eft on the date of the sale. 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 Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.
3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.
4. The rules of auction are available 24 hours prior to the auction at the offices of the **SHERIFF HALFWAY HOUSE- ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE**. The office of the Sheriff Halfway House-Alexandra will conduct the sale.
5. 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

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 refundable registration fee in the amount of **R50 000.00** is payable prior to the commencement of the auction in order to obtain a buyer's card.
- (d) Registration conditions.

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

Dated at **PRETORIA** on the **3rd FEBRUARY 2026**.

SIGNED:



Riana Meintjes

RWL INC.

Attorney for Applicant

Reference: **MEINTJES/MAT17666/VAN DER WATT**



**SS SAVOY GARDENS 185, U:7
(PRETORIA)**
Deeds Office Property Scheme

2 Waterford Mews, Century City, Cape Town, 7441
Tel: +27 87 330 7577 - NCR Reg No: NCRCB30
Website: <https://www.searchworks.co.za>

SEARCH INFORMATION

Summary

| | |
|--------------------|--------------------------------------|
| Search Type | Deeds Office Property Scheme |
| Search Description | SS SAVOY GARDENS 185, U:7 (PRETORIA) |
| Reference | MAT17666 |
| Date | 24/01/2026 |

SCHEME INFORMATION

Summary

| | |
|-----------------------|---------------------------------|
| Deeds Office | PRETORIA |
| Property Type | UNIT |
| Scheme Name | SS SAVOY GARDENS |
| Scheme Number / Year | 185/1981 |
| Unit Number | 7 |
| Situated At | SAVOY ESTATE , 128 |
| Registration Division | NOT AVAILABLE |
| Municipality | CITY OF JOHANNESBURG |
| Province | GAUTENG |
| Remainder | NO |
| Diagram Deed | - |
| Size | 107.0000 |
| LPI Code | TOIRO5930000012800000 |
| Street Address | 57 AINTREE AVENUE, SAVOY ESTATE |

OWNER SUMMARY

| Owner Name | ID / Reg. Number | Purchase Price | Purchase Date |
|----------------|------------------|----------------|---------------|
| FRU JAMES NSUH | 8011215887182 | R660 000,00 | 01/02/2019 |

OWNER INFORMATION

Owner 1 of 1

| | |
|-------------------------|-------------------|
| Owner Name | FRU JAMES NSUH |
| ID / Reg. Number | |
| Owner Type | PERSON |
| Title Deed | ST28631/2019 |
| Purchase Date | 01/02/2019 |
| Registration Date | 17/05/2019 |
| Purchase Price | R660000.00 |
| Multiple Owners | NO |
| Multiple Properties | - |
| Share | - |
| Microfilm Reference No. | 20190523 10:15:51 |

ENDORSEMENT(S)

| Document Number | Microfilm Reference Number | Institution | Value |
|-----------------|----------------------------|--------------------|-------------|
| I-4148/2025AT | 20260108 07:47:37 | 7604/2025 | R0,00 |
| SB18055/2019 | 20190523 10:23:53 | FIRSTRAND BANK LTD | R560 000,00 |

REPORT INFORMATION

| | |
|---------------------|------------------------------|
| Date of Information | 24/01/2026 09:25 |
| Print Date | 24/01/2026 09:25 |
| Generated By | RENTIA DE VILLIERS |
| Reference | MAT17666 |
| Report Type | DEEDS OFFICE PROPERTY SCHEME |



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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

JAMES NSUH FRU
10 AINTREE AVE
SAVOY ESTATE
2090

| | |
|-------------------|-------------------|
| Date | 2026/02/05 |
| Statement for | February 2026 |
| Physical Address | 40 AINTREE AVENUE |
| Stand No./Portion | 7 SAVOY GARDENS |
| Township | SAVOY ESTATE |

| Stand Size | Number of Dwellings | Valuation Date | Portion | Municipal Valuation | Region |
|------------|---------------------|----------------|---------|---------------------------|------------------|
| 107 m2 | 1 | 2023/07/01 | E1 | Market Value R 676,000.00 | Region E WARD 74 |

| | | |
|-------------------------------|---------|-----------------------|
| Invoice Number : 244000474454 | Group : | Next Reading Date : |
| Client VAT Number : | | Deposit Paid : R 0.00 |

| | |
|--------------------------|-------------------|
| Account Number 555868926 | (PIN Code:273394) |
|--------------------------|-------------------|

| | |
|-----------------------------|-----------|
| Previous Account Balance | 21,227.77 |
| Job Total | 21,227.77 |
| Interest on Arrears | 35.64 |
| Current Charges (Excl. VAT) | 545.07 |
| VAT @ 15% | 36.90 |

| | |
|------------------|-------------------|
| Total Due | 21,845.38 |
| Due Date | 2026/02/20 |

| 90 Days+ | 60 Days | 30 Days | Current | Instalment Plan | Total Outstanding |
|-----------|---------|---------|---------|-----------------|-------------------|
| 19,512.57 | 853.68 | 861.52 | 617.61 | 0.00 | 21,845.38 |

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.

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 : 2026/02/05 JAMES NSUH FRU |
| Acc. No. : 555868926 - 40 AINTREE AVENUE , SAVOY ESTATE |

| |
|-------------------------------|
| EasyPay >>>> 91115 5558689260 |
| SAPO 0146 555868926 |

| |
|---|
| 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 555868926 |

>>>> 516008800111159 55586892602

PRIME PROPERTY INVESTMENTS

IN ASSOCIATION WITH ALEC MASSEL REAL ESTATE (PTY) LTD

Company Reg. No. 94/02480/07

Vat Reg. No. 4420143952

Prime Property Investments (Pty) Ltd
11 Linksfield Road, Dunvegan, Edenvale, 1609
Postnet Suite 90, Private Bag X8, Highlands North, 2037
Building matters: primeprop@p-p-i.co.za
Account Queries: accounts@p-p-i.co.za
Insurance queries: insurance@p-p-i.co.za
Telephone: 011 887 5244 Facsimilie: 011 887 5245

TAX INVOICE

Date: 01 Feb 2026
Property: 7 Savoy Gardens

Invoice Number:
COPY 3429*7.022026

J N Fru
Savoy Gardens 7
Savoy Estate
2090

| | | | |
|---|-----------------------------------|--|---|
| Staff Contacts: Portfolio Manager | Name: Jacqui von Allmen | Email: primeprop@p-p-i.co.za | Property Address: 40 AINTREE AVENUE SAVOY ESTATE 2090 |
|---|-----------------------------------|--|---|

| Meter Readings/Dates | Opening: | Closing: | Consumed: |
|----------------------|-----------------------|----------|-----------|
| Electricity | 32 825 02 DEC 2025 | 0 | 0 |
| Water | | | 0 |

Client Acc. No: 34290007003

PAYMENTS ARE DUE ON 1ST DAY OF EACH MONTH

| Date | Description | Vat | Amount (incl. Vat) |
|-------------|--|------------------------------|--------------------|
| | Balance B/f | | 152,099.28 |
| 01 Feb 2026 | Basic Levy | - | 2,217.30 |
| 12 Jan 2026 | Electricity | | 1,448.21 |
| 01 Feb 2026 | Legal Fees | | 943.00 |
| 01 Feb 2026 | Interest On Odue Bal [at Bal 152,099.28 X 10.25% Pa] | | 1,324.10 |
| 01 Feb 2026 | Csos Levy - 02/2026 [3429*7-2217.30] | | 34.35 |
| SUB-TOTAL | | 0.00 | 158,066.24 |
| | | TOTAL DUE (incl. Vat) | 158,066.24 |

Want to pay by debit order? <http://www.unibase.co.za/amdo.pdf>

WISHING ALL OUR CLIENTS A HAPPY, HEALTHY AND PEACEFUL 2026

Standard Bank Account Details:

Bank account name: Prime Property Investments (Pty) Ltd
Branch name: Boksburg
Branch code: 011842
Account number: 020694245

Client Acc. No.: Please use **Client Account Number** displayed above

For **SBSA branch deposits** - CIN no: 771B to be used in place of bank account number

Internet banking - use the banks pre-loaded Company details.

Important notes regarding payments:

*Recent payments may not yet reflect on this statement

*Owners are encouraged to pay accounts electronically in order to avoid unnecessary bank charges

*Payments will be allocated first to interest/penalties and then the oldest debt