

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

**CASE NUMBER: 2024/102306**

In the matter between :

ATHOS VILLAS BODY CORPORATE  
SS Number SS NO: 1092/2007

EXECUTION CREDITOR

And

Mr NTOKOZO PERCY MAAKE  
Identity Number 790521 5825 08 7

FIRST EXECUTION DEBTOR

CITY OF JOHANNESBURG METROPOLITAN  
MUNCIPALITY

SECOND EXECUTION DEBTOR

SB GUARANTEE CO (RF) PTY LTD

THIRD EXECUTION DEBTOR

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**NOTICE OF SALE IN EXECUTION**

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**IN PURSUANCE OF** a judgment in the above Honourable Court and a writ of execution dated **24 October 2024**, the property listed hereinbelow will be sold in execution to the highest bidder. The sale in execution will be conducted by the Sheriff of the above Honourable Court, **SHERIFF HALFWAY HOUSE ALEXANDRA 614 James Crescent, Halfwayhouse, Midrand** on the **28 April 2026** at **11h00** or as soon as reasonably possible thereafter with a reserve price of **R365 000.00**.

**THE PROPERTY:**

1. **UNIT 11**, in the sectional title scheme known as **ATHOS VILLAS BODY CORPORATE**, with scheme number **SS NO: 1092/2007**, held by the Execution Debtor under Sectional Title Deed **ST72648/2021**, which is better known as **UNIT 11 ATHOS VILLAS BODY CORPORATE, 173 MORITZ AVE, HALFWAY HOUSE, MIDRAND, 1685**, in the City of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional title plan is 76 (SEVENTY SIX) square meters in extent.
2. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as enclosed on the said sectional title plan.
3. As aforementioned, the property is held by Deed of Transfer **ST72648/2021**.

**THE PROPERTY IS ALSO KNOWN AS: UNIT 11 ATHOS VILLAS BODY CORPORATE, 173 MORITZ AVE, HALFWAY HOUSE, MIDRAND, 1685.**

The following information is furnished regarding the improvements to the property, though in this regard nothing is guaranteed:

**The property consists of: Two (2) Bedrooms, 2 (Two) Bathrooms, 1 (One) Lounge, 1 (One) Kitchen.**

**THE CONDITIONS OF SALE:**

10% (Ten Percent) of the purchase price, and the Sheriff's costs, to be paid in cash on the day of the sale and the balance payable against registration of transfer, to be secured by a bank or another acceptable guarantee to be furnished to the Sheriff of the above Honourable Court, SHERIFF HALFWAY HOUSE ALEXANDRA, within 21 (Twenty-One) days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the above Honourable Court, SHERIFF HALFWAY HOUSE ALEXANDRA 3rd Floor, Sandton Office Towers 5th St, Sandown Sandton 2196.

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.

Signed and dated at ROODEPOORT on this 23 February 2026.

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**ATTORNEYS FOR THE APPLICANT**  
**HEERSCHOP PIENAAR ATTORNEYS**

Block A, Ground Floor  
Clearview Office Park  
77 Wilhelmina Avenue

Allen's Nek

1716

Postnet Suite 162

Private Bag X1

Florida Hills

1716

Tel No. : (011) 763 3050

Fax No. : (011) 760 4767

Email: [office@shplaw.co.za](mailto:office@shplaw.co.za)

REF: ATH2/0025/SALOME



The Standard Bank of South Africa Ltd  
Recoveries: Immovable Assets  
PO Box 62427  
Marshalltown 2107  
3 Simmonds Street  
5<sup>th</sup> Floor  
Johannesburg 2001

**Date:** 2026-04-23

**TO WHOM IT MAY CONCERN**

**CERTIFICATE OF BALANCE**

In terms of Rule 43A(5)(c) of the Magistrates' Court Rules / Rule 46A(5)(c) of the Uniform Rules of Court

**Debtor Name:** MR S KHUZWAYO

**Bond Account Number:** 53xxxxxx94

**Property Description:** SECTION 71 SS ATHOS VILLAS HALFWAY HOUSE EXT 24

This is to certify that the above-mentioned mortgage bond account reflects the following as at **2026-04-23**:

1. **Outstanding Capital Balance:** R 986 491.71
2. **Arrear Amount (if any):** R 444,218.97

**Account Status:**

- The account is up to date.
- The account is in arrears.
- Legal action has been instituted for foreclosure.
- No legal action has been instituted.

This certificate is issued in compliance with **Rule 43A(5)(c)** of the Magistrates' Court Rules / **Rule 46A(5)(c)** of the Uniform Rules of Court and **Section 11(1)(c) and (f)** of the Protection of Personal Information Act (POPIA), for the purpose of supporting a court application to declare the property specially executable.

Should you require further information, please contact the undersigned.

Yours faithfully,

**Morne Geldenhuys**  
**Manager**

The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06) Authorised financial services and registered credit provider (NCRCP15)

Directors: NMC Nyembezi (Chairman) DWP Hodnett\* (Chief Executive Officer) LL Bam HJ Berrange PLH Cook A Daehnke\* OA David-Borha1 GJ Fraser-Moleketi GMB Kennealy BJ Kruger  
Li Li2 JH Maree NNA Matyumza RN Ogega3 Fenglin Tian2 SK Tshabalala\*

Company Secretary: K Froneman - 2025/10/10  
\*Executive Director 1 Nigerian 2 Chinese 3 Kenyan



# SS ATHOS VILLAS 1092, U:11 (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 ATHOS VILLAS 1092, U:11 (PRETORIA)
Reference	SEARCHWORKS
Date	12/01/2026

### SCHEME INFORMATION

#### Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS ATHOS VILLAS
Scheme Number / Year	1092/2007
Unit Number	11
Situated At	HALFWAY HOUSE EXT 24;843;0
Registration Division	IR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	76.0000
LPI Code	TOIRO2920000084300000
Street Address	-

### OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
MAAKE PERCY NTOKOZO		R580 000,00	03/06/2021

### OWNER INFORMATION

#### Owner 1 of 1

Owner Name	MAAKE PERCY NTOKOZO
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST72648/2021
Purchase Date	03/06/2021
Registration Date	07/10/2021
Purchase Price	R580000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20211015 13:10:16


**ENDORSEMENT(S)**

Document Number	Microfilm Reference Number	Institution	Value
I-4139/2025AT	20260108 07:39:18	102306/2024	R0,00
SB49794/2021	20211015 13:10:57	S B GUARANTEE CO (RF) PTY LTD	R580 000,00
SK7654/2007S	20080701 14:51:10	-	R0,00

**HISTORY INFORMATION**

Document Number	Microfilm Reference Number	Owner	Value
B214036/2006	20210319 17:56:12	-	R0,00
SB164469/2007	20210317 08:40:53	-	R0,00
ST1092-11/2007	-	GREENVILLE TRADING 560 CC	R0,00
ST137344/2007	20210317 08:41:31	LITTLE SWIFT INV 493 PTY LTD	R690 000,00

**REPORT INFORMATION**

Date of Information	12/01/2026 15:43	
Print Date	12/01/2026 15:43	
Generated By	JP SPANGENBERG	
Reference	SEARCHWORKS	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

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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

**PERCY NTOKOZO MAAKE**  
173 MORITZ AVENUE  
HALFWAY HOUSE EXT.24  
1685

Date	2026/04/08
Statement for	April 2026
Physical Address	173 MORITZ AVENUE
Stand No./Portion	11 ATHOS VILLAS
Township	HALFWAY HOUSE EXT.24

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
1 m2	1	2023/07/01	A1	Market Value R 580,000.00	REGION A WARD 110

Invoice Number : 184005990421	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 557282171	(PIN Code:253448)
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Previous Account Balance	8,787.70
Sub Total	8,787.70
Interest on Arrears	36.93
Current Charges (Excl. VAT)	468.71
VAT @ 15%	36.90

<b>Total Due</b>	<b>9,330.24</b>
<b>Due Date</b>	<b>2026/04/23</b>

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
7,238.46	775.22	774.02	542.54	0.00	9,330.24

**Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with que ries must still be paid; averages apply only to disputed services. 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 : 2026/04/08 PERCY NTOKOZO MAAKE  
Acc. No. : 557282171 - 173 MORITZ AVENUE , HALFWAY HOUSE EXT.24

EasyPay >>>> 91115 5572821717

SAPO 0146 557282171

**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 557282171

>>>> 516008800111159 55728217102

