

**AUCTION**

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

Case Number: **2024-073298**

In the matter between:

**NEDBANK LIMITED**

Applicant

and

**NHANHLA EVANS MHANGWANE**

Respondent

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**NOTICE OF SALE IN EXECUTION**

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In execution of a judgment of the High Court of South Africa (Gauteng Division, Johannesburg) in the abovementioned suit, a Sale subject to a **RESERVE PRICE OF R500,000.00**, will be held by **THE OFFICES OF THE SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY, 28 APRIL 2026** at **11h00** of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at **THE OFFICES OF THE SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**.

**CERTAIN:**

**ERF 1655 BLUE HILLS EXTENSION 32 TOWNSHIP  
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG  
MEASURING 298 (TWO HUNDRED AND NINETY-EIGHT) SQUARE METRES  
HELD BY DEED OF TRANSFER T58643/2017  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED.**

**Situated at: 1655 GIRTH STREET, BLUE HILLS EXT 32, MIDRAND**

**IMPROVEMENTS: (not guaranteed) – SINGLE STOREY, FREESTANDING PROPERTY UNDER TILED ROOF, TILED FLOORS, LOUNGE, 2 BEDROOMS, KITCHEN, 1 BATHROOM AND 1 TOILET, DOUBLE GARAGE ATTACHED TO THE MAIN HOUSE.**

**THE PROPERTY IS ZONED: RESIDENTIAL**

Situated in the Magisterial District of **JOHANNESBURG NORTH**.

1. **The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent)** on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R100 000.00 (One Hundred Thousand Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid 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 (21) business 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.
2. 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.
3. 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 this auction will be available at least 24 hours before the auction at **THE OFFICES OF THE SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**.
5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008.
6. The Sheriff or his/her deputy for **HALFWAY HOUSE** will conduct the sale.
7. 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 or by EFT. All bidders should request bidding requirements timeously; no late requests will be condoned.
8. Advertising costs at current publication rates and sale costs according to court rules, apply.
9. 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](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand.

Signed at **JOHANNESBURG** this the **19<sup>th</sup>** day of **JANUARY 2026**.



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**ENDERSTEIN MALUMBETE INC**

**PER: N MALUMBETE**

Attorneys for the Plaintiff

2<sup>nd</sup> Floor

Office Suite S1

11 Naivasha Road

Sunninghill

Sandton

Ref: **NM/LS/N03900**

Email: [\*\*foreclosure3@endersteins.co.za\*\*](mailto:foreclosure3@endersteins.co.za)

Tel: 011 615 8591



ERF 1655, BLUE HILLS EXT 32, P:0  
(PRETORIA)  
Deeds Office Property Erf

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 Erf                   |
| Search Description | ERF 1655, BLUE HILLS EXT 32, P:0 (PRETORIA) |
| Reference          | N03900                                      |
| Date               | 19/01/2026                                  |

#### ERF INFORMATION

##### Summary

|                       |                       |
|-----------------------|-----------------------|
| Deeds Office          | PRETORIA              |
| Property Type         | ERF                   |
| Township              | BLUE HILLS EXT 32     |
| Erf Number            | 1655                  |
| Portion Number        | 0                     |
| Remainder             | NO                    |
| Previous Description  | -                     |
| Registration Division | JR                    |
| Municipality          | CITY OF JOHANNESBURG  |
| Province              | GAUTENG               |
| Diagram Deed          | T58643/2017           |
| Size                  | 298.0000 SQM          |
| LPI Code              | TOJR05430000165500000 |
| Street Address        | -                     |

#### OWNER SUMMARY

| Owner Name               | ID / Reg. Number | Purchase Price | Purchase Date |
|--------------------------|------------------|----------------|---------------|
| MHANGWANE NHLANHLA EVANS |                  | R300000.00     | 10/01/2017    |

#### OWNER INFORMATION

##### Owner 1 of 1

|                         |                          |
|-------------------------|--------------------------|
| Owner Name              | MHANGWANE NHLANHLA EVANS |
| ID / Reg. Number        |                          |
| Owner Type              | PERSON                   |
| Title Deed              | T58643/2017              |
| Purchase Date           | 10/01/2017               |
| Registration Date       | 15/08/2017               |
| Purchase Price          | R300000.00               |
| Multiple Owners         | NO                       |
| Multiple Properties     | -                        |
| Share                   | -                        |
| Microfilm Reference No. | 20170831 11:03:25        |

**ENDORSEMENT(S)**

| Document Number             | Microfilm Reference Number | Institution | Value       |
|-----------------------------|----------------------------|-------------|-------------|
| B34160/2017                 | 20170831 11:03:33          | NEDBANK LTD | R707 085,00 |
| I-56/2025AT                 | 20250116 10:28:25          | 73298/2024  | R0,00       |
| K1384/1975S                 | 20090831 07:21:25          | -           | R0,00       |
| K3163/2009S                 | 20090828 15:18:23          | -           | R0,00       |
| K7560/2016S                 | 20170118 10:07:47          | -           | R0,00       |
| K814/1971S                  | 20231204 13:38:31          | -           | R0,00       |
| PFILED - VB4654 B15879/2015 | -                          | -           | R0,00       |
| PFILED - VB4764 B12153/2016 | -                          | -           | R0,00       |

**HISTORY INFORMATION**

| Document Number | Microfilm Reference Number | Owner                   | Value |
|-----------------|----------------------------|-------------------------|-------|
| B15879/2015     | 20170620 09:25:25          | -                       | R0,00 |
| B12153/2016     | 20240822 15:08:58          | -                       | R0,00 |
| T107133/2016    | 20220713 11:06:32          | J F S PROP NO 8 PTY LTD | R0,00 |

**REPORT INFORMATION**

|                     |                           |  |
|---------------------|---------------------------|--|
| Date of Information | 19/01/2026 11:47          |  |
| Print Date          | 19/01/2026 11:47          |  |
| Generated By        | CLAUDETTE JOSSIE          |  |
| Reference           | N03900                    |  |
| Report Type         | DEEDS OFFICE PROPERTY ERF |  |

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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

**MHANGWANE NHLANHLA EVANS M**  
19 GIRTH STREET  
BLUE HILLS EXT.32  
9999

|                   |                       |
|-------------------|-----------------------|
| Date              | 2026/02/05            |
| Statement for     | February 2026         |
| Physical Address  | 19 GIRTH STREET       |
| Stand No./Portion | 00001655 - 00000 - 00 |
| Township          | BLUE HILLS EXT.32     |

| Stand Size | Number of Dwellings | Valuation Date | Portion | Municipal Valuation         | Region            |
|------------|---------------------|----------------|---------|-----------------------------|-------------------|
| 298 m2     | 1                   | 2025/07/01     | A1      | Market Value R 1,200,000.00 | REGION A WARD 112 |

|                               |         |                         |
|-------------------------------|---------|-------------------------|
| Invoice Number : 100006452756 | Group : | Next Reading Date :     |
| Client VAT Number :           |         | Deposit Paid : R 207.00 |

|                          |                   |
|--------------------------|-------------------|
| Account Number 554890100 | (PIN Code:283940) |
|--------------------------|-------------------|

|                             |            |
|-----------------------------|------------|
| Previous Account Balance    | 150,099.19 |
| Sub Total                   | 150,099.19 |
| Interest on Arrears         | 96.03      |
| Current Charges (Excl. VAT) | 1,953.63   |
| VAT @ 15%                   | 185.66     |

|                  |                   |
|------------------|-------------------|
| <b>Total Due</b> | <b>152,334.51</b> |
| <b>Due Date</b>  | <b>2026/02/20</b> |

| 90 Days+   | 60 Days  | 30 Days  | Current  | Instalment Plan | Total Outstanding |
|------------|----------|----------|----------|-----------------|-------------------|
| 145,139.02 | 2,467.81 | 2,492.36 | 2,235.32 | 0.00            | 152,334.51        |

**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 MHANGWANE NHLANHLA EVANS MHANGWANE NHLA  
Acc. No. : 554890100 - 19 GIRTH STREET, , BLUE HILLS EXT.32

EasyPay >>>>> 91115 5548901007

SAPO 0146 554890100

**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 554890100

>>>>> 516008800111159 55489010008

