

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

Case Number: 2023/131250

In the matter between:

ANRICKE PLACE BODY CORPORATE

APPLICANT

(Scheme Number: 654 / 2007)

and

ZANELE CAROL KHOZA

FIRST RESPONDENT

(ID: 831203 0643 08 5)

CITY OF JOHANNESBURG METROPOLITAN

SECOND RESPONDENT

MUNICIPALITY

NQABA GUARANTEE S P V (RF) PTY LTD

THIRD RESPONDENT

NOTICE OF SALE IN EXECUTION

In PURSUANCE of judgment in the above Honourable Court and a Writ of Attachment, the property listed below will be sold in execution by the Sheriff Halfwayhouse-Alexandra, on the 25th March 2025 at the Sheriff's office at 614 James Crescent, Halfway House, Midrand at 11:00.

PROPERTY:

1. UNIT 14, in the scheme known as SS ANRICKE PLACE, WITH SCHEME NUMBER 654/2007, under Title Deed ST10852/2018, which is better known as Unit 14, Anricke Place, 890 Kiaat Street, Noordwyk, Midrand in the City of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 86.00 (Eighty Six square meters) sqm. in extent; and
2. An undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan.
3. Held by Deed of Transfer ST10852/2018

ALSO KNOWN AS: Unit 14 Anricke Place, 890 Kiaat Street, Noordwyk, Midrand 1682.

The following information is furnished regarding the improvements, though in this respect:

The property comprising of:

Lounge, dining room, 2 x bedrooms, kitchen, 2 x bathrooms, 1 x shower, 2 x toilets

THE CONDITIONS OF SALE

The refundable registration fee in the amount R50 000.00 is payable *via* EFT on the day of the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the

court, Sheriff Halfwayhouse-Alexandra at 3rd floor, Sandton City Office Towers, 5th Street, Sandown, Sandton within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Halfwayhouse-Alexandra at 614 James Crescent, Halfway House.

DATED AT ROODEPOORT on this 29th day of January 2025.

**HEERSCHOP PIENAAR ATTORNEYS
ATTORNEYS FOR THE EXECUTION CREDITOR**

Block A, Ground Floor

Clearview Office Park

77 Wilhelmina AVenue

Allen's Nek

TEL: 011 763 3050

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Private Bag X1, Florida Hills

1716

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REF: ANR1/0051



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COPY TAX INVOICE

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

KHOSA ZANELE CAROL
 1932 BARCLAY STREET
 NOORDWYK EXT 41
 1687

Date	2025/01/11
Statement for	January 2025
Physical Address	890 KIAAT STREET
Stand No./Portion	14 ANRICKE PLACE
Township	NOORDWYK EXT.77

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
86 m2	1	2023/07/01	A1	Market Value R 825,000.00	REGION A WARD 112

Invoice Number : 214000160112	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 555175512	(PIN Code:276828)
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Previous Account Balance	33,961.65
Sub Total	33,961.65
Current Charges (Excl. VAT)	690.21
VAT @ 15%	43.65

Total Due	34,695.51
Due Date	2025/01/27

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
31,942.67	1,014.40	1,004.58	733.86	0.00	34,695.51

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over thirty (30) 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 : 2025/01/11 KHOSA ZANELE CAROL Acc. No. : 555175512 - 890 KIAAT STREET , NOORDWYK EXT.77

EasyPay >>>>> 91115 5551755126
SAPO 0146 555175512

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 555175512

>>>>> 516008800111159 55517551200

