

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA GAUTENG DIVISION PRETORIA

Case Number: **36913/2022**

In the matter between:

SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED
(REGISTRATION NUMBER: 2006/021576/07)

PLAINTIFF

and

LUKAS SHIMANE MANANA
(IDENTITY NUMBER: 900509 5698 080)

DEFENDANT

NOTICE OF SALE IN EXECUTION

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a Court reserve price of **R500 000.00**, will be held by the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY** the **25TH** of **MARCH 2025** at **11:00** of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the **SHERIFF HALFWAY HOUSE** during office hours.

• T: (012) 361 5640 / (012) 361 2746 / 086 122 2720 • Info@vezidebeer.co.za
Company Registration Number: 2006/020117/21 • VAT Registration Number: 4460235999

PRETORIA OFFICE
319 Alpine Way, Lynnwood, Pretoria,
PO Box 13461, Hatfield 0028
Docex 28, Hatfield

CAPE TOWN OFFICE
Equity House, Third Floor
107 St. Georges Mall
Cape Town
Docex 8 - Cape Town

JOHANNESBURG OFFICE
70 11th Street
Parkmore
Sandton



CERTAIN:

A UNIT CONSISTING OF –

- (A) SECTION NUMBER 376 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS0340/2020, IN THE SCHEME KNOWN AS WATERFALL RIDGE APARTMENTS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT VORNA VALLEY EXTENSION 101 TOWNSHIP; LOCAL AUHTORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 60 (SIXTY) SQUARE METRES IN EXTENT; AND**
- (B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN**

HELD BY DEED OF TRANSFER NUMBER ST47857/2020 273 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

AND SUBJECT FURTHER TO THE FOLLOWING CONDITION:

THE ERF SHALL NOT BE TRANSFERRED WITHOUT THE WRITTEN CONSENT OF THE LOCAL AUHTORITY FIRST HAVING BEEN OBTAINED AND THE LOCAL AUTHORITY SHALL HAVE AN ABSOLUTE DISCRETION TO WITHHOLD SUCH CONSENT, UNLESS THE TRANSFEREE ACCEPTS THE FOLLOWING CONDITION: THE LOCAL AUTHORITY HAD LIMITED THE ELECTRICITY SUPPLY TO THE ERF TO 600kVa AND SHOULD THE REGISTERED OWNERS OF THE ERF EXCEED THE SUPPLY OR SHOULD AN APPLICATION TO EXCEED SUCH SUPPLY BE SUBMITTED TO THE LOAL AUTHORITY, ADDITIONAL ELECTRICAL CONTRIBUTIONS AS DETERMINED BY THE LOCAL AUTHORITY, SHALL BECOME DUE AND PAYABLE BY SUCH OWNER/S TO THE LOCAL AUTHORITY



ALSO KNOWN AS: UNIT 376 WATERFALL RIDGE APARTMENTS, 121 BERGER ROAD, VORNA VALLEY EXTENSION 101.

The following information is furnished regarding improvements on the property although **nothing in this respect is guaranteed:**

MAIN BUILDING: SINGLE STOREY, LOUNGE, DINING ROOM, 2 BEDROOMS, KITCHEN, 1 BATHROOM, 1 SHOWER, 1 TOILET, 1 CARPORT

WALLS: BRICK/BLOCK

FLOORS: TILES

ROOF: TILES.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by way of an electronic funds transfer or cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the **SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the **SHERIFF HALFWAY HOUSE**.
3. Registration as a buyer is a pre-requisite subject to the 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 in respect of proof of identity and address particulars;



- (c) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand) (refundable) in cash;
- (d) Registration conditions;
- (e) The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11:00. 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.

DATED AT PRETORIA ON 27 JANUARY 2025

**PLAINTIFF'S ATTORNEYS
VEZI DE BEER INCORPORATED
319 Alpine Road
Lynnwood
P O BOX 13461
HATFIELD 0028
Tel: (012) 361-5640
REF: R ISMAIL/EM/MAT75189
E-mail: Louisa@vezidebeer.co.za**



Tel : (011) 375 5555
Fax : (011) 358 3408/9

PO Box 5000
Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

a world class African city

COPY TAX INVOICE

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

LUKAS SHIMANE MANANA
115 BERGER ROAD
VORNA VALLEY EXT.101
1686

Date	2025/01/11
Statement for	January 2025
Physical Address	115 BERGER ROAD
Stand No./Portion	376 WATERFALL RIDGE APARTMENTS
Township	VORNA VALLEY EXT.101

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
60 m2	1	2023/07/01	A1	Market Value R 915,000.00	Region A Ward 132

Invoice Number : 136005936298	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 556700267	(PIN Code:266086)
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Previous Account Balance	37,601.08
Sub Total	37,601.08
Current Charges (Excl. VAT)	758.65
VAT @ 15%	43.65

Total Due	38,403.38
Due Date	2025/01/27

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
35,438.17	1,086.75	1,076.16	802.30	0.00	38,403.38

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 LUKAS SHIMANE MANANA
Acc. No. : 556700267 - 115 BERGER ROAD , VORNA VALLEY EXT.101

EasyPay >>>>> 91115 5567002679

SAPO 0146 556700267

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 556700267

>>>>> 516008800111159 55670026706

LS MANANA

376 Waterfall Ridge,
Elias Rd,
Vorna Valley,
Midrand,
1686

Unit No 376

Reference: LSM001-U376

Tel: 27718953122

Email: mananalukas@gmail.com

STATEMENT

DATE
2025-02-05

Date	Source	Description	Debit	Credit	Cumulative
2024-06-01		Balance b/f	135528.51	0	135 528.51
2024-06-01	Invoice	INV22037	1822.87	0	137 351.38
2024-06-05	Journal Batch 419	Interest on arrears balance of R 135 528.51 as at 2024-05-31 (2.00% p.m.).	2710.57	0	140 061.95
2024-07-01	Invoice	INV22535	1873.24	0	141 935.19
2024-07-03	Journal Batch 426	Interest on arrears balance of R 140 061.95 as at 2024-06-30 (2.00% p.m.).	2801.24	0	144 736.43
2024-08-01	Invoice	INV23083	1873.24	0	146 609.67
2024-08-05	Journal Batch 438	Interest on arrears balance of R 144 736.43 as at 2024-07-31 (2.00% p.m.).	2894.73	0	149 504.40
2024-09-01	Invoice	INV23359	57.00	0	149 561.40
2024-09-01	Invoice	INV23789	1873.24	0	151 434.64
2024-09-01	Invoice	INV23925	557.00	0	151 991.64
2024-09-04	Journal Batch 447	Interest on arrears balance of R 149 504.40 as at 2024-08-31 (2.00% p.m.).	2990.09	0	154 981.73
2024-10-01	Invoice	INV24321	1873.24	0	156 854.97
2024-10-07	Journal Batch 458	Interest on arrears balance of R 154 981.73 as at 2024-09-30 (2.00% p.m.).	3099.63	0	159 954.60
2024-11-01	Invoice	INV24811	1873.24	0	161 827.84
2024-11-04	Journal Batch 468	Interest on arrears balance of R 159 954.60 as at 2024-10-31 (2.00% p.m.).	3199.09	0	165 026.93
2024-12-01	Invoice	INV25262	1873.24	0	166 900.17

120+ days	90+ days	60+ days	30+ days	Current
159 954.60	5 072.33	5 173.78	5 277.25	5 382.80

BANKING DETAILS

Bank Name: STANDARD BANK
Account Number: 371262445
Branch Code: 051001

Reference: LSM001-U376
Account Holder: WATERFALL RIDGE
Account Type: CURRENT
Branch Name: MIDRAND

Total Due

R 180 860.76

2024-12-04	Journal Batch 478	Interest on arrears balance of R 165 026.93 as at 2024-11-30 (2.00% p.m.).	3300.54	0	170 200.71
2025-01-01	Invoice	INV25733	1873.24	0	172 073.95
2025-01-02	Journal Batch 487	Interest on arrears balance of R 170 200.71 as at 2024-12-31 (2.00% p.m.).	3404.01	0	175 477.96
2025-02-01	Invoice	INV26256	1873.24	0	177 351.20
2025-02-04	Journal Batch 496	Interest on arrears balance of R 175 477.96 as at 2025-01-31 (2.00% p.m.).	3509.56	0	180 860.76

120+ days	90+ days	60+ days	30+ days	Current
159 954.60	5 072.33	5 173.78	5 277.25	5 382.80
BANKING DETAILS				Total Due
Bank Name: STANDARD BANK		Reference: LSM001-U376		R 180 860.76
Account Number: 371262445		Account Holder: WATERFALL RIDGE		
Branch Code: 051001		Account Type: CURRENT		
		Branch Name: MIDRAND		