

# Sheriff Sandton North

## Auction List

Date: 03 March 2026 Time: 11:00am | Registration: 10:00am

Venue: 24 Rhodes Avenue,  
Kensington "B", Randburg

Contact: 011 326 3170/76 | Fax: 086 513 4102 | Mobile: 081 031 3368 | Web: www.sheriff-sandtonnorth.co.za

No.	Case Ref.	Street Address	Description
1.	36984/19 <b>ABSA BANK LIMITED</b> Rates/Taxes Arrears Estimated STC Levies Arrears Estimated STC	4 TRALEE ROAD, BRYANSTON, EXT 7  T4844/2015  RESERVE PRICE: R N/L	1x TV/Living Room, 1 x Dining Room, 1 x Lounge, 1 x Study, 1 x Kitchen, 6 x Bedrooms, 4 x Bathrooms  <b>OUT BUILDING</b> 1 x Swimming Pool  4015m <sup>2</sup>  CONDITION NOT GUARANTEED  SMIT SEWGOOLAM INC
2.	50501/22 <b>ABSA BANK LIMITED</b> Rates/Taxes Arrears Estimated STC Levies Arrears Estimated STC	10 TIEMIE ROAD, BRYANSTON, EXT 25  T3129/2022  RESERVE PRICE: R 1 600 000.00	1 x Dining Room, 1 x Lounge, 1 x TV/Living Room, 1 x Kitchen, 1 x Pantry, 1 x Laundry, 4 x Bedrooms, 2 x Bathrooms  <b>OUT BUILDING</b> COTTAGE: 1 x Bedroom, 1 x Bathroom, 3 x Garages, 1 x Shed, 1 x Swimming Pool, 1 x Lapa  2000m <sup>2</sup>  CONDITION NOT GUARANTEED  SMIT SEWGOOLAM INC
3.	12995/24 <b>NEDBANK LIMITED</b> Rates/Taxes Arrears Estimated STC Levies Arrears Estimated STC	<b>7,7869/100 SHARE IN</b> UNIT 2,119 BEGONIA STREET, KYALAMI ESTATE  T76065/2019  RESERVE PRICE: R 1 000 000.00	<b>NB: 7,7869/100 SHARE IN</b>  1,2361 (ONE COMMA TWO THREE SIX ONE HECTARES)  CONDITION NOT GUARANTEED  ENDERSTEIN MALUMBETE INC

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4.	34962/21 <b>FNB MORTGAGE LOANS (RF) LIMITED</b>  Rates/Taxes Arrears Estimated STC  Levies Arrears Estimated STC	6 PEARL CRESENT, WITKOPPEN, EXT 6  <b>T67337/2012</b>  <b>RESERVE PRICE: R 1 237 729.15</b>	1 x Lounge, 1 x Dining Room, 1 x Study, 1 x Kitchen, 1 x scullery, 3 x Bedrooms, 2 x Bathrooms, 1 x Shower, 2 x Toilets  <b>OUT BUILDING</b> 1 x Out Garages, 2 x Carports, 1 x Covered Patio  SECOND DWELLING: 1x Lounge, 1x Kitchen, 1 x Bed- room, 1 x Shower, 1 x Toilet, 1 x Carport  820m <sup>2</sup>  <b>CONDITION NOT GUARANTEED</b>  <b>GLOVER KANNIEAPPAN INC</b>
5.	123156/23 <b>SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED</b>  Rates/Taxes Arrears Estimated STC  Levies Arrears Estimated STC	23 THORN APPLE STREET, RIVERSIDE VIEW, EXT 66  <b>T4280/2021</b>  <b>RESERVE PRICE: R 535 000.00</b>	2 x Bedrooms, 1 x Bathroom, TV/Living Room, Lounge, kitchen  160m <sup>2</sup>  <b>CONDITION NOT GUARANTEED</b>  <b>VEZI &amp; DE BEER</b>
6.	12995/24 <b>NEDBANK LIMITED</b>  Rates/Taxes Arrears Estimated STC  Levies Arrears Estimated STC	UNIT 680, THE POLOFIELDS, 1 POLOFIELD DRIVE, JUKSKEI VIEW, EXTENSION 3, WATERFALL, GAUTENG  <b>T76065/2019</b>  <b>RESERVE PRICE: R 1 000 000.00</b>	3 x Bedrooms, 2 x Bathrooms, 1 x TV/Living Room, 1 x Open Plan Lounge, 1 x Kitchen  <b>OUT BUILDING</b> 2 x Carport, Complex Swimming Pool, Brick Paving, Elec- tric Fencing, Fencing Brick, Outer Wall Finishing—Plaster Roof Finishing Galvanized Iron, Interior Floor Finishing - Tiles  115m <sup>2</sup>  <b>CONDITION NOT GUARANTEED</b>  <b>MORGANLAW</b>

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7.	95777/23 <b>FIRSTRAND MORTGAGE COMPANY (RF) PROPRIETARY LIMITED</b> <b>Rates/Taxes Arrears Estimated STC</b> <b>Levies Arrears Estimated STC</b>	UNIT 78 MATUMI SANDS, 5 THE STRAIGHT STREET, LONE HILL, EXT 58  <b>ST101939/2022</b>  <b>RESERVE PRICE: R 530 000.00</b>	1 x Lounge, 1 x Dining Room, 1 x Kitchen,,3 x Bedrooms, 1 x Bathroom 1 x Shower, 2 x WC's  <b>OUT BUILDING</b> 2 x Carport  111m <sup>2</sup>  <b>CONDITION NOT GUARANTEED</b>  <b>FRIEDLAND HART SOLOMON NICOLSON</b>
8.	17606/22 <b>SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED</b> <b>Rates/Taxes Arrears Estimated STC</b> <b>Levies Arrears Estimated STC</b>	197 THE POLOFIELDS 1, 15 POLOFIELDS DRIVE, JUKSKEI HEIGHTS, EXT 3  <b>ST72/2019(197)(UNIT)</b>  <b>RESERVE PRICE: R 1 181 785.15</b>	1 x Lounge, 1 x TV/Living Room, 1 x Kitchen, 2 x Bedrooms, 2 x Bathrooms,  <b>OUT BUILDING</b> 2 x Carport, Swimming Pool  110m <sup>2</sup>  <b>CONDITION NOT GUARANTEED</b>  <b>HANNES GOUWS &amp; PARTNERS INC</b>
9.	10602/23 <b>NEDBANK LIMITED</b> <b>Rates/Taxes Arrears Estimated STC</b> <b>Levies Arrears Estimated STC</b>	291 THE CAMBRIDGE, 11 HERBERT ROAD, BRYANSTON, EXT 78  <b>T76065/2019</b>  <b>RESERVE PRICE: R 770 000.00</b>	3 x Bedrooms, 2 x Bathrooms, 1 x TV/Living Room, 1 x Lounge, 1 x Kitchen (open plan)  <b>OUT BUILDING</b> 2 x Carport, Complex Swimming Pool, Complex Gym, Complex Electric Fencing, Fencing - Concrete, Outer Wall Finishing - Plaster, Interior Floor Finishing - Tiles  109m <sup>2</sup>  <b>CONDITION NOT GUARANTEED</b>  <b>LOWNDES DLAMINI ATTORNEYS</b>

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10.	74834/24 <b>NEDBANK LIMITED</b> Rates/Taxes Arrears Estimated STC Levies Arrears Estimated STC	UNIT 141 BALDERSANI, LEEUEWKOP ROAD, SUNNINGHILL, EXT 135  <b>ST39594/2006</b>  <b>RESERVE PRICE: R 650 000.00</b>	2x Bedrooms, 1 x Bedroom, 1 x Kitchen, Lounge, Family Room  <b>OUT BUILDING</b> 2 x Carport 85m <sup>2</sup>  <b>CONDITION NOT GUARANTEED</b>  <b>ENDERSTEIN MALUMBETE INC</b>
11.	13803/22 <b>THE STANDARD BANK OF SOUTH AFRICA LIMITED</b> Rates/Taxes Arrears Estimated STC Levies Arrears Estimated STC	SECTION 26 VILLA BASSANO, 11 NEST CRESENT, LONE HILL, EXT 47  <b>ST175100/2004</b>  <b>RESERVE PRICE: R 677 121.32</b>	2 x Bedrooms, 2 x Bathrooms, TV/Living Room, Dining Room, Lounge, Kitchen, Pantry  <b>OUT BUILDING</b> 2 x Carport, Complex Swimming Pool, Entertainment Room, Complex Irrigation, Fencing - Brick, Outer Wall Finishing - Plaster, Roof Finishing - Tiles, Interior Floor Finishing - Tiles 83m <sup>2</sup>  <b>CONDITION NOT GUARANTEED</b>  <b>Z &amp; Z NGOGODO INC</b>
12.	98474/24 <b>NEDBANK LIMITED</b> Rates/Taxes Arrears Estimated STC Levies Arrears Estimated STC	DOOR 21 VILLA BASSANO, NEST CRESENT, LONE HILL, EXT 47  <b>ST052853/2008</b>  <b>RESERVE PRICE: R 481 000.00</b>	2 x Bedrooms, 2 x Bathrooms, 1 x Kitchen, 1 x Lounge, Family Room 83m <sup>2</sup>  <b>CONDITION NOT GUARANTEED</b>  <b>ENDERSTEIN MALUMBETE INC</b>

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13.	62915/24 <b>THE STANDARD BANK OF SOUTH AFRICA LIMITED</b>  Rates/Taxes Arrears Estimated STC  Levies Arrears Estimated STC	ERF 1285, UNIT 78 THE STRAIGHT, LONEHILL EXT 76, PINESLOPES  T83703/2014  RESERVE PRICE: R 683 000.00	2 x Bedrooms, 2 x Bedrooms, 1 x Kitchen, 1 x TV Room, Dinning Room, Lounge (Open Plan)  <b>OUT BUILDING</b> 2 x Carports  81m <sup>2</sup>  CONDITION NOT GUARANTEED  RMT ATTORNEYS
14.	84489/24 <b>NEDBANK LIMITED</b>  Rates/Taxes Arrears Estimated STC  Levies Arrears Estimated STC	SECTION 109 DOOR GREENWICH VILLAGE, 109 HOLKHAM ROAD, PAULSHOF, EXT 83  ST75078/2018  RESERVE PRICE: R 370 000.00	2 x Bedrooms, 1 x Bathroom, Lounge, Kitchen  83m <sup>2</sup>  CONDITION NOT GUARANTEED  BICCARI BOLLO MARIANO INC
15.	102499/23 <b>NEDBANK LIMITED</b>  Rates/Taxes Arrears Estimated STC  Levies Arrears Estimated STC	17 LAGUNA, 20 KIPLIN ROAD, BARBEQUE DOWNS  ST46109/2017  RESERVE PRICE: R 360 500.00	1 x Bedroom, 1 x Bathroom, Open Plan, Kitchen 1 x Lounge,  52m <sup>2</sup>  CONDITION NOT GUARANTEED  LOWNDES DLAMINI ATTORNEY

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	62915/24		1 x Lounge, 1 x Kitchen, 1 x Bedroom, 1 x Bathroom Shower, 1 x WC
	<b>FIRSTRAND MORTGAGE COMPAN- Y (RF) PTY LTD</b>	SECTION 79 MONTEGO, SUN SET AVENUE, BEVERLEY EXT 94	<b><u>OUT BUILDING</u></b> 1 x Carport, 1 x Balcony
	<b>Rates/Taxes</b>		52m <sup>2</sup>
	<b>Arrears Estimated</b>	<b>ST10907/2020</b>	<b>CONDITION NOT GUARANTEED</b>
16.	<b>STC</b>	<b>RESERVE PRICE: R 635 148.18</b>	
	<b>Levies</b>		<b>VAN HULSTEYNS ATTORNEYS</b>
	<b>Arrears Estimated</b>		
	<b>STC</b>		