

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

CASE NUMBER: **2017/42957**

In the matter between:

**ABSA BANK LIMITED**

Plaintiff

and

**RADINGOANA, MOTHUPI MOSES**

Defendant

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**NOTICE OF SALE IN EXECUTION (“AUCTION”)**

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IN EXECUTION of judgments of the above Honourable Court in the above action, dated **2 FEBRUARY 2023** and **15 MAY 2024**, a sale will be held the **SHERIFF HALFWAY HOUSE** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND** on **25 MARCH 2025** at **11H00** of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the **SHERIFF HALFWAY HOUSE** at **3<sup>rd</sup> FLOOR, SANDTON CITY OFFICE TOWERS, 5<sup>th</sup> STREET, SANDOWN, SANDTON**, subject to a reserve price set at **R800,000.00**.

**ERF 144 GRESSWOLD TOWNSHIP, REGISTRATION DIVISION I.R.,  
PROVINCE OF GAUTENG, MEASURING 1487 (ONE THOUSAND FOUR  
HUNDRED AND EIGHTY-SEVEN) SQUARE METRES,**

**HELD BY DEED OF TRANSFER NO. T6930/2008,**

**SITUATED AT: 24 Newick Road, Gresswold, Johannesburg.**

**Magisterial Court District (Randburg)**

**(NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS)**

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed:

RESIDENTIAL PROPERTY CONSISTING OF:

**IMPROVEMENTS: LOUNGE/DINING ROOM, KITCHEN, 3 BEDROOMS, 3 BATHROOMS (3 TOILETS, 1 SHOWER, 2 BATHS), SERVANTS QUARTERS WITH 2 BEDROOMS AND 1 BATHROOM**

**THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS"**

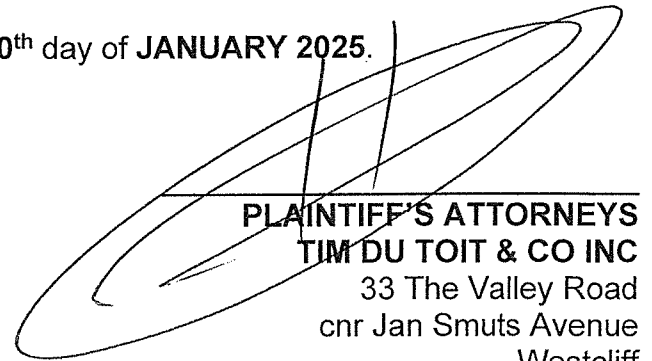
1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T.
2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale.
3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at **3<sup>rd</sup> FLOOR, SANDTON CITY OFFICE TOWERS, 5<sup>th</sup> STREET, SANDOWN, SANDTON**. The office of the **SHERIFF HALFWAY HOUSE** will conduct the Sale.
4. The sale will be augmented with a timed online sale commencing on the **THURSDAY** prior to the live sale at **11H00** on **TUESDAY, 25 MARCH 2025**. 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 **3<sup>rd</sup> FLOOR, SANDTON CITY OFFICE TOWERS, 5<sup>th</sup> STREET, SANDOWN, SANDTON**.

**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.infp.gov.za/view/DownloadFileAction?id=99961>)
- b. FICA-Legislation – Proof of Identity and address particulars
- c. Payment of a registration fee of R50,000.00– in Cash / EFT
- d. Registration Conditions

THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE **SHERIFF HALFWAY HOUSE** at **3<sup>rd</sup> FLOOR, SANDTON CITY OFFICE TOWERS, 5<sup>th</sup> STREET, SANDOWN, SANDTON.**

**DATED at JOHANNESBURG on this the 30<sup>th</sup> day of JANUARY 2025.**



**PLAINTIFF'S ATTORNEYS  
TIM DU TOIT & CO INC**  
33 The Valley Road  
cnr Jan Smuts Avenue  
Westcliff  
**JOHANNESBURG**  
TEL: 011 274 9800  
EMAIL: [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za)  
Ref: JR0107/R322/N. Erasmus/CO



a world class African city

Computer generated  
**COPY OF TAX INVOICE**  
RADINGOANA M.M  
PO Box 782454  
GRESSWOLD  
2146

You can contact us in the following ways

- Phone: Tel: 0860 56 28 74 Fax: (011) 358-3408/9
- Correspondence: P O BOX 5000 JOHANNESBURG 2000
- E-mail: joburgconnect@joburg.org.za

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

Date	2024/12/05
Statement for	December 2024
Physical Address	32 BERKSWELL ROAD
Stand No./Portion	00000144 - 00000
Township	GRESSWOLD

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
1487 m2	1	2023/07/01	E1	Market Value R 1,512,000.00	Region E WARD 74


Invoice Number: 208000128409 Next Reading Date: 2024/12/20  
Client VAT Number: Deposit: R 0.00

**Account Number: 207169765** **PIN CODE: xxxxxx**

Previous Account Balance	148,064.25
Sub Total	148,064.25
Interest on Arrears	128.33
Current Charges (Excl. VAT)	2,276.32
VAT @ 15%	203.21


90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
142,004.40	3,211.33	2,848.52	2,607.86	0.00	150,672.11	150,672.11	
						Due Date	2024/12/20


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: 2024/12/05      RADINGOANA M.M  
Acc. No.: 207169765      32 BERKSWELL ROAD

 EasyPay 91115 2071697656

 **Standard Bank** City of Johannesburg Banking details:  
Internet banking - Use the banks pre-loaded Company details  
SBSA branch deposits - **CIN no AA45** to be used in place of bank acc. nr.  
Client Account No/Deposit Reference 207169765

 Postal Office 0146 207169765

<b>Total Due</b>	<b>150,672.11</b>
<b>Due Date</b>	<b>2024/12/20</b>

  
 516008800111159 20716976505



**Account Number: 207169765**

<b>City of Johannesburg Property Rates</b>	<b>VAT 4760117194</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Category of Property: Property Rates Residential R 1,512,000.00 X R 0.0091250 / 12 ( Billing Period 2024/12 ) Category of Property: Property Rates Residential The property rates are based on the market values of the property and are calculated as follows: Less rates on first R300 000.00 of market value VAT: 0 %		1,149.75      - 228.13  0.00	        921.62

<b>Johannesburg Water Water &amp; Sanitation</b>	<b>VAT 4270191077</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Sewer monthly charge based on Stand size 1487 m2 ( Billing Period 2024/12 ) VAT: 15.00%		926.70  139.01	  1,065.71

<b>PIKITUP Refuse</b>	<b>VAT 4790191292</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Refuse Residential VAT: 15.00%		428.00  64.20	  492.20

<b>Current Charges (Including VAT)</b>	<b>2,479.53</b>
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**Where can a payment be made?**  
Any CoJ Office; any Post Office; any EasyPay site; any bank (branch, ATM or internet site).  
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

**How to make a payment**  
By debit order, cash or debit card.  
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

**When to make a payment**  
Payments must reach the CoJ on or before the due date.

**Change of address**  
This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

**Terminating electricity and water services?**  
This must be done in writing 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.