

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

Case Number: 2024-048261

In the matter between:

ROHLIG-GRINDROD (PTY) LTD

Applicant/Execution Creditor

and

LEKAU FREDDY SEHOANA

Respondent/Execution Debtor

In Re:

ROHLIG-GRINDROD (PTY) LTD

Plaintiff

and

DRIP FOOTWEAR (PTY) LTD

First Defendant

LEKAU FREDDY SEHOANA

Second Defendant

NOTICE OF SALE IN EXECUTION

PLEASE TAKE NOTICE THAT in pursuance of a judgment in the above Honourable Court dated 30 July 2025, and by virtue of a Writ of Execution issued thereon, the undermentioned immovable property listed hereunder will be sold by public auction subject to a reserve price in the amount of **R1 031 000.00** by the Sheriff for Halfway House-Alexandra on **24 February 2026** at **11h00** at **614 James Crescent, Halfway House** to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the Halfway House-Alexandra: whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or the Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property.

A VACANT LAND LOCATED AT:

96 schnauzer Close, Erf 96, Austin View, A.H, Ext 1 , Registration I.Q., Province of Gauteng, measuring 13081 (One thousand three hundred and eight) square meters, held by deed of transfer number T25370/2023.

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 and a full advertisement are available 24 hours before the auction at the office of the Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House.
3. Registration as a buyer is pre-requisite subject to specific conditions, *inter alia*:
 - a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.DownloadFileAction?id=99961>).
 - b) FICA – legislation i.r.o proof of identity and address particulars.
 - c) Payment of Registration Fee R50,000.00.

- d) Registration of conditions.
4. The office of the Sheriff Halfway House-Alexandra will conduct the sale.
 5. Advertising costs at current publication rates and sale costs according to court rules apply.
 6. The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00.
 7. 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.
 8. 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 _____ ON THIS ___ DAY OF JANUARY 2026.

**PLAINTIFF'S ATTORNEYS
PRINSLOO INC.**

Unit 6, Second Floor

72 Richefond Circle

Ridgeside Office Park

Umhlanga

Email: prinsloo@prinslooinc.com /
dejager@prinslooinc.com

Tel: 0815333378

Ref: PP// KDJ

SHERIFF OF THE HIGH COURT



ERF 96, AUSTINVIEW EXT 1

LightStone Erf Valuation

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	LIGHTSTONE ERF VALUATION
Search Description	ERF 96, AUSTINVIEW EXT 1
Reference	ROHLIG // DRIP FOOTWEAR
Date	04/04/2025

ERF INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	ERF
Township	AUSTINVIEW EXT 1
Erf Number	96
Portion Number	0
Suburb	AUSTIN VIEW
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Size (Registered)	13081 m ²
Size (Cadastral)	13102 m ²
Last Sale Date	26/07/2022
Last Sale Price	R1 350 000,00
LPI Code	TOIRO0300000009600000
Street Address	96 SCHNAUZER CLOSE
Coordinates (Lat, Long)	-26.022642,28.156946

MUNICIPAL VALUATION

Value	R1 310 000,00
Valuation Year	2023
Estimated Monthly Rates	R3 963,00
Rating Period	2023/2024
Usage Category	VACANT
Usage	UNKNOWN

AUTOMATED VALUATION

Expected Value	R1 820 000,00
Estimated High	R2 470 000,00
Expected Low	R1 340 000,00
Confidence Level	MEDIUM
Accuracy Score	85%
Safety Score	84.000000%

OWNER INFORMATION

Owner 1 of 1

Deeds Office	PRETORIA
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REGION INFORMATION

Township	AUSTINVIEW EXT 1
Suburb	AUSTIN VIEW
Comparable Average Sale Price	R2 044 750,00

COMPARATIVE SALES

Street Address	Erf, Portion	Sales Date	Reg. Date	Sales Price	Size (m ²)	R / m ²	Distance	Cash
63 SCHIPPERKE CLOSE	63, P:0	22/08/2024	11/09/2024	R2 500 000,00	11180 m ²	R223,61	312.27 m	YES
13 KRUGER ROAD	186, P:1	06/11/2024	21/02/2025	R2 150 000,00	8570 m ²	R250,88	968.35 m	NO
63 WEST ROAD	519, P:0	18/11/2024	10/12/2024	R2 150 000,00	9825 m ²	R218,83	927.57 m	YES
61 TERRIER PLACE	61, P:0	24/04/2024	08/10/2024	R1 750 000,00	12564 m ²	R139,29	574.97 m	YES
58 TERRIER PLACE	58, P:0	09/10/2023	27/03/2024	R1 350 000,00	15485 m ²	R87,18	383.75 m	NO
121 KEESHOND STREET	121, P:0	25/05/2023	30/01/2024	R1 550 000,00	11666 m ²	R132,86	486.72 m	NO
59 TERRIER PLACE	59, P:0	04/12/2023	14/12/2023	R1 370 000,00	19030 m ²	R71,99	444.47 m	YES
67 SCHIPPERKE CLOSE	67, P:0	05/06/2024	14/08/2024	R3 700 000,00	12850 m ²	R287,94	228.86 m	YES
2 REPUBLIC ROAD	143, P:1	22/08/2024	18/12/2024	R1 300 000,00	8565 m ²	R151,78	1308.86 m	YES
62 WEST ROAD	516, P:1	29/07/2024	08/10/2024	R1 100 000,00	8783 m ²	R125,24	1032.28 m	YES
19 MODDERFONTEIN ROAD	160, P:1	07/10/2024	19/11/2024	R1 225 000,00	8565 m ²	R143,02	1344.08 m	YES
94 SCHNAUZER CLOSE	94, P:0	09/10/2023	15/03/2024	R3 500 000,00	12607 m ²	R277,62	162.78 m	YES
40 BOERBOEL PLACE	40, P:0	28/06/2024	29/08/2024	R2 550 000,00	12480 m ²	R204,33	886.81 m	YES
118 ST BERNARD STREET	118, P:0	07/07/2023	29/01/2024	R1 800 000,00	14600 m ²	R123,29	425.02 m	NO
22 KRUGER ROAD	168, P:0	20/04/2024	02/10/2024	R1 500 000,00	8566 m ²	R175,11	1392.74 m	YES
60A TRICHARDT CRESCENT	207, P:2	06/08/2024	15/11/2024	R2 300 000,00	8565 m ²	R268,53	1304.03 m	NO
22 BURGER ROAD	192, P:3	03/04/2024	25/06/2024	R1 850 000,00	8565 m ²	R216,00	1206.01 m	YES
40 DANE ROAD	529, P:1	01/11/2024	18/12/2024	R3 000 000,00	8980 m ²	R334,08	1513.55 m	YES
8 MODDERFONTEIN ROAD	144, P:1	27/03/2024	27/05/2024	R1 850 000,00	8565 m ²	R216,00	1514.06 m	YES
35 WEST ROAD	246, P:0	15/09/2024	13/12/2024	R2 400 000,00	12100 m ²	R198,35	1600.26 m	NO

BOND INFORMATION

Institution	Amount	Bond Number	Reg. Date
No information available.			

TRANSFER INFORMATION

Transfer 1 of 2

Deeds Office	PRETORIA
Seller Name	SAMUELS PHILIP ROBERT
Buyer Name	SEHOANA LEKAU FREDDY
Purchase Date	26/07/2022
Registration Date	04/05/2023
Purchase Price	R1 350 000,00
Title Deed	T25370/2023
Bond Number	-
Institution	-
Bond Amount	R0,00

Transfer 2 of 2

Deeds Office	PRETORIA
Seller Name	ABSA DEVELOPMENT CO PTY LTD
Buyer Name	SAMUELS PHILIP ROBERT
Purchase Date	08/04/1997
Registration Date	21/08/1997
Purchase Price	R39 900,00
Title Deed	T84222/1997
Bond Number	-
Institution	-
Bond Amount	R0,00

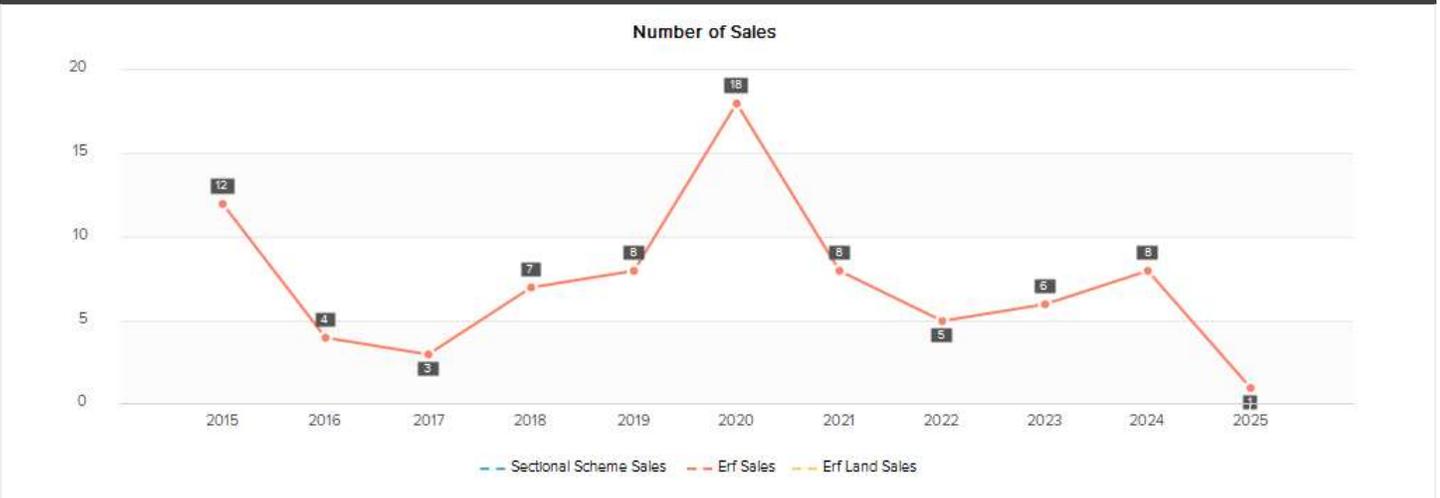
AVERAGE PRICE



AVERAGE PRICE BREAKDOWN

Year	Avg. Scheme Price	Avg. Erf Price	Avg. Erf Land Price
2015	R0,00	R1 237 500,00	R0,00
2016	R0,00	R815 000,00	R0,00
2017	R0,00	R700 000,00	R0,00
2018	R0,00	R1 200 000,00	R0,00
2019	R0,00	R1 440 000,00	R0,00
2020	R0,00	R1 092 500,00	R0,00
2021	R0,00	R1 425 000,00	R0,00
2022	R0,00	R1 300 000,00	R0,00
2023	R0,00	R1 360 000,00	R0,00
2024	R0,00	R1 775 000,00	R0,00
2025	R0,00	R1 900 000,00	R0,00

NUMBER OF SALES



NUMBER OF SALES BREAKDOWN

Year	No. of Sales (Scheme)	No. of Sales (Erf)	No. of Land Sales (Erf)
2015	0	12	0
2016	0	4	0
2017	0	3	0
2018	0	7	0
2019	0	8	0
2020	0	18	0
2021	0	8	0
2022	0	5	0
2023	0	6	0
2024	0	8	0
2025	0	1	0

AMENITIES

Description	Type	Distance
GRAND CENTRAL AIRPORT	AIRPORT	4.15 km
BP	FILLING STATION	1.43 km
BP AFRICA BP MODDERFONTEIN ROAD	FILLING STATION	1.83 km
BP AFRICA BP RABIE RIDGE	FILLING STATION	2.19 km
AVIS - GAUTRAIN - MIDRAND	CAR RENTAL	3.67 km
GAUTRAIN MIDRAND PARKING AREA	PARKING AREA	3.60 km
GAUTRAIN MIDRAND STATION	RAILWAY STATION	3.75 km
DR ELLEN M MAPUNDA	HOSPITAL / CLINIC	0.74 km
DR SUNITA SINGH	HOSPITAL / CLINIC	0.74 km
DR BE MUNGULU	HOSPITAL / CLINIC	0.74 km
SOUTH AFRICAN POLICE SERVICE - RABIE RIDGE	POLICE STATION	1.37 km
TEMBISA POLICE STATION	POLICE STATION	4.99 km
LITTLE GLADIATORS NURSERY SCHOOL	PRE PRIMARY SCHOOL	0.95 km
OTHANDWE DAY CARE CENTRE	PRE PRIMARY SCHOOL	1.33 km
AFRICAN UNION INTERNATIONAL	SCHOOL	1.17 km
EBONY PARK MALL	SHOPPING CENTRE	3.11 km
CRESCENT HEIGHTS SHOPPING CENTRE	SHOPPING CENTRE	3.85 km
THE POND SHOPPING CENTRE	SHOPPING CENTRE	3.86 km
MIDRAND GRADUATE INSTITUTE	TERTIARY INSTITUTION	2.35 km
EXTENSIVE ACADEMY	TERTIARY INSTITUTION	3.12 km
THUSLETSA ACADEMY	TERTIARY INSTITUTION	3.13 km

REPORT INFORMATION

Date of Information	04/04/2025 13:39	
Print Date	04/04/2025 13:40	
Generated By	SHIVANI GOVENDER	
Reference	ROHLIG // DRIP FOOTWEAR	
Report Type	LIGHTSTONE ERF VALUATION	

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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

LEKAU SEHOANA
 50 CHRISTO AVE
 OLIVEDALE
 2188

Date	2026/01/07
Statement for	January 2026
Physical Address	3 SCHNAUZER CLOSE
Stand No./Portion	00000096 - 00000 - 00
Township	AUSTIN VIEW A.H. EXT.1

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
13081 m2	1	2023/07/01	A1	Market Value R 1,310,000.00	REGION A WARD 110

Invoice Number : 46006661008	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 558159526	(PIN Code:246724)
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Previous Account Balance	210,343.21
Sub Total	210,343.21
Interest on Arrears	304.65
Current Charges (Excl. VAT)	5,833.47
VAT @ 15%	249.82

Total Due	216,731.15
Due Date	2026/01/22

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
197,655.97	6,358.58	6,328.66	6,387.94	0.00	216,731.15

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 # 31 Oct 2026. For more info, visit www.joburg.org.za.
 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 : 2026/01/07 LEKAU SEHOANA
 Acc. No. : 558159526 - 3 SCHNAUZER CLOSE, , AUSTIN VIEW A.H. EXT.1

EasyPay >>>> 91115 5581595260

SAPO 0146 558159526

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 558159526

>>>> 516008800111159 55815952602

Account Number 558159526			
Johannesburg Water	VAT No. 4270191077	Amount	Sub Total
Water & Sanitation			
Category of Water: Availability - Business (Period = 2025/12/05 to 2026/01/02 = 29 days) Water charge @ R 1380.8 Unbilled Sewer: Vacant Land VAT: 15.00% (Total Amount: 1,408.49)		1,380.87 0.00 207.13	1,588.00
City Power	VAT No. 4710191182		
Electricity			
Prepaid Electricity VAT: 15.00%		0.00 0.00	0.00
City of Johannesburg	VAT No. 4760117194		
Property Rates			
Category of Property: Property Rates Vacant R 1,310,000.00 X R 0.0381800 / 12 (Billing Period 2026/01) VAT: 0 %		4,167.98 0.00	4,167.98
PIKITUP	VAT No. 4790191292		
Refuse			
City cleaning levy (Billing Period 2026/01) VAT: 15.00% (Total Amount: 257.00)		257.00 38.55	295.55
City of Johannesburg	VAT No. 4760117194		
Sundry Charges			
Surcharge on business services, excluding property rates VAT: 15.00%		27.62 4.14	31.76
Current Charges (Incl. VAT)			6,083.29

Where can payments be made ?

Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).

YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How can payments be made ?

By debit order, cash, debit or credit card.

KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When can payments be made ?

Payments must reach 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.

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.