



AUCTION

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

Case No: 44837/2017

In the matter between:

ABSA BANK LIMITED

PLAINTIFF

and

OREKENG MICHAEL VISSER
ID 660829 5695 088

1ST DEFENDANT

JOYCE ZODWA VISSER
ID 690625 0372 085

2ND DEFENDANT

NOTICE OF SALE IN EXECUTION IMMOVABLE PROPERTY

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of **R1 500 000.00** will be held by the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE** on **24TH** day of **FEBRUARY 2026** at **11H00** at **THE SHERIFF OF THE HIGH COURT HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE** of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**;

**PORTION 2 OF ERF 87 KELVIN TOWNSHIP
REGISTRATION DIVISION IR, GAUTENG PROVINCE
MEASURING 1500 (ONE FIVE ZERO ZERO) SQUARE METRES
HELD BY DEED OF TRANSFER T64201/2015
SUBJECT TO THE CONDITIONS THEREIN CONTAINED**

STREET ADDRESS: 22 NORTH WAY, KELVIN

Any prospective purchaser must register, in accordance with the following conditions amongst others:

- a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>)
- b) The provisions of FICA- legislation (requirement proof of ID, residential address)
- c) Payment of a registration fee of R10 000.00 (Refundable) in cash or EFT for immovable property;
- d) All conditions applicable to registration;

The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: **HOUSE CONSISTING OF a Double-Story Main Building: 1 Lounge/Dining Room, 5 Bedrooms, 1 Kitchen, 1 Laundry Room, 2 Bathrooms, 2 Showers, 4 Toilets; and Single-Story Outbuilding: Flatlet consisting of 1 Bedroom, 1 Bathroom, 1 Shower and 1 Toilet**

DATED AT PRETORIA ON THIS THE **27th** DAY OF **NOVEMBER 2025**.

(SGD) C. VAN WYK

HACK STUPEL & ROSS

ATTORNEYS FOR PLAINTIFF

2ND FLOOR, STANDARD BANK CHAMBERS

CHURCH SQUARE, PRETORIA

C. VAN WYK/MG/DA3482

TEL. 012 325 4185 / 9



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

**** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.**

SEARCH CRITERIA

Search Date	2025/11/27 14:09	Erf Number	87
Reference	DA3482	Portion Number	2
Report Print Date	2025/11/27 14:09	Deeds Office	Pretoria
Township	KELVIN	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T43040/1997
Township	KELVIN	Local Authority	CITY OF JOHANNESBURG
Erf Number	87	Province	GAUTENG
Portion Number	2	Extent	1500.0000SQM
Registration Division	IR	LPI Code	TOIR03500000008700002
Previous Description	-	Co-ordinates (Lat/Long)**	-26.076597 / 28.100446
Suburb / Town**	KELVIN		

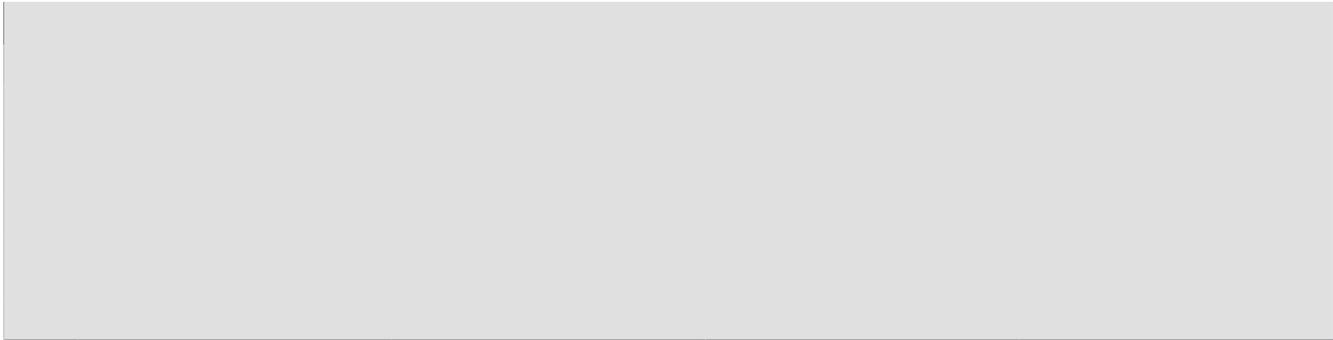
OWNER INFORMATION (2)

VISSER OREKENG MICHAEL			Owner 1 of 2
Person Type**	PRIVATE PERSON	Document	T64201/2015
ID Number		Microfilm / Scanned Date	-
Name	VISSER OREKENG MICHAEL	Purchase Price (R)	2 050 000
Multiple Owners**	NO	Purchase Date	2014/12/02
Multiple Properties**	NO	Registration Date	2015/07/21
Share (%)	-		
VISSER JOYCE ZODWA			Owner 2 of 2
Person Type**	PRIVATE PERSON	Document	T64201/2015
ID Number		Microfilm / Scanned Date	-
Name	VISSER JOYCE ZODWA	Purchase Price (R)	2 050 000
Multiple Owners**	NO	Purchase Date	2014/12/02
Multiple Properties**	NO	Registration Date	2015/07/21
Share (%)	-		

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

ENDORSEMENTS (2)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B34163/2015	ABSA BANK LTD	2 050 000	-
2	I-2913/2023AT	44837/2017	-	-



DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).



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

VISSER MO & Z
 22 NORTH WAY
 KELVIN
 2090

Date	2026/01/06
Statement for	January 2026
Physical Address	22 NORTH WAY
Stand No./Portion	00000087 - 00002
Township	KELVIN

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
1500 m2	1	2023/07/01	E1	Market Value R 2,058,000.00	Region E WARD 109

Invoice Number : 220000468654	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 600.00

Account Number 553583146	(PIN Code:293448)
--------------------------	-------------------

Previous Account Balance	641,358.41
Sub Total	641,358.41
Interest on Arrears	207.11
Current Charges (Excl. VAT)	2,974.90
VAT @ 15%	236.49

Total Due	644,776.91
Due Date	2026/01/30

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
634,112.96	3,627.11	3,618.34	3,418.50	0.00	644,776.91

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 : 2026/01/06 OREKENG MICHAEL & JOYCE ZODWA VISSER
 Acc. No. : 553583146 - 22 NORTH WAY, , KELVIN

EasyPay	>>>>> 91115 5535831464
SAPO	0146 553583146

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 553583146

>>>>> 516008800111159 55358314600

