

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

CASE NUMBER: 2021/59127

In the matter between:

ABSA BANK LIMITED

PLAINTIFF

and

MALEBESE FLORENCE MAPHOLO N.O.

DEFENDANT

(In her capacity as duly appointed executrix
in terms of Section 13 and 14 of the
Administration of Estates Act No 66 of 1965
(as amended) in the deceased estate of
LEPULANE BOSTON MAPHOLO
(ID: 780301 5340 08 6)
(Estate No: 24115/2017)

NOTICE OF SALE IN EXECUTION (AUCTION)

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on **15 JUNE 2022** and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of **HALFWAY HOUSE - ALEXANDRA** on **28 APRIL 2026** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE**, to the highest bidder, subject to a reserve price of R367 000.00:

CERTAIN: SECTION NO. 54 as shown and more fully described on Sectional Plan no. SS493/1994 in the scheme known as VILLA MED in respect of the land and building or buildings situate at PRESIDENT PARK TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 71 (seventy one) square metres in extent, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan,

HELD: Under Deed of Transfer ST82101/2002;

SITUATE AT: UNIT 54 LINDO'S (VILLA MED), 9 SWART DRIVE, PRESIDENT PARK AH, MIDRAND;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS:

The following information is furnished but not guaranteed:

The property situated at UNIT 54 LINDO'S (VILLA MED), 9 SWART DRIVE, PRESIDENT PARK AH, MIDRAND consists of: Lounge, Dining Room, Kitchen, 2 x Bedrooms, Bathroom, Toilet, Balcony/patio with braai area (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

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.

Possession of the property may be taken once the purchaser has complied with the Conditions of Sale, including payment of the deposit and furnishing of the required guarantee. The purchaser shall be liable for occupational rental calculated at 1% of the purchase price per month, from the date of possession.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA, 3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN, SANDTON.

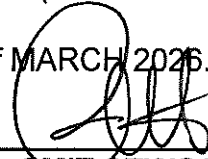
The SHERIFF HALFWAY HOUSE - ALEXANDRA will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008.
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R50 000.00.
- D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA, 3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN, SANDTON, during normal office hours Monday to Friday, Tel: 087 330 1074, or

at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/JA/MAT40126).

SIGNED at JOHANNESBURG on this the 6th day of MARCH 2026.



SMIT SEWGOOLAM INC.
12 AVONWOLD ROAD
CNR JAN SMUTS AVENUE
PRIVATE BAG 836
SAXONWOLD
JOHANNESBURG
TEL: 011 646 0006
JOHANNESBURG
REF: JE/JA/MAT40126



SS VILLA MED 493, U:54 (PRETORIA)

Deeds Office Property Scheme

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	Deeds Office Property Scheme
Search Description	SS VILLA MED 493, U:54 (PRETORIA)
Reference	JMO
Date	15/04/2026

SCHEME INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS VILLA MED
Scheme Number / Year	493/1994
Unit Number	54
Situated At	PRESIDENT PARK EXT 1 4,0
Registration Division	NOT AVAILABLE
Municipality	MIDRAND-RABIE RIDGE MSS
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	71.0000
LPI Code	-
Street Address	9 SWART DRIVE, PRESIDENT PARK EXT 1

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
MAPHOLO LEPULANE BOSTON		R150 000,00	31/01/2002

OWNER INFORMATION

Owner 1 of 1

Owner Name	MAPHOLO LEPULANE BOSTON
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST82101/2002
Purchase Date	31/01/2002
Registration Date	10/07/2002
Purchase Price	R150000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20081112 08:21:56


ENDORSEMENT(S)

Document Number	Microfilm Reference Number	Institution	Value
I-319/2023AT	20230423 11:27:26	59127/2021	R0,00
SB96862/2008	20081112 08:21:06	ABSA BANK LTD	R405 000,00
SK3574/1993S	19960101 01:41:50	ART25(1) WET 95/86 SAAKLIKE REG	R0,00

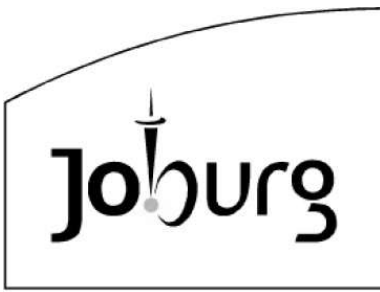
HISTORY INFORMATION

Document Number	Microfilm Reference Number	Owner	Value
SB99755/1994	19960101 01:41:50	ABSA BANK	R0,00
SB58245/2002	20081112 08:21:38	-	R0,00
SB102164/2005	20081112 08:22:22	-	R0,00
ST493-54/1994	20000101 12:12:42	BARBEROGLOU CONSTANTINOS	R0,00
ST107304/2000	20020101 11:53:48	BRAINBOX CC	R93 577,34

REPORT INFORMATION

Date of Information	15/04/2026 10:02	
Print Date	15/04/2026 10:02	
Generated By	JOHNATHAN ATTERBURY	
Reference	JMO	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

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COPY OF TAX INVOICE

LEPULANE BOSTON MAPHOLO
54 VILLA MED
9 SWART DRIVE
PRESIDENT PARK EXT.1
1686

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	2026/02/05
Statement for	February 2026
Physical Address	9 SWART DRIVE
Stand No./Portion	54 VILLA MED
Township	PRESIDENT PARK EXT.1

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
71 m2	1	2023/07/01	A1	Market Value R 670,000.00	REGION A WARD 110

Invoice Number: 166006070431 Next Reading Date: 2026/02/20
Client VAT Number: Deposit: R 0.00

Account Number: 901060439 **PIN CODE: xxxxxx**

Previous Account Balance	69,200.49
Sub Total	69,200.49
Interest on Arrears	34.11
Current Charges (Excl. VAT)	540.30
VAT @ 15%	36.90

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
67,495.31	848.66	856.52	611.31	0.00	69,811.80	69,811.80	
						Due Date	2026/02/20

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) 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

EasyPay 91115 9010604396

Postal Office 0146 901060439



516008800111159 90106043902

Date: 2026/02/05 LEPULANE BOSTON MAPHOLO
Acc. No.: 901060439 9 SWART DRIVE

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 901060439

Total Due	69,811.80
Due Date	2026/02/20



Account Number: 901060439

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 670,000.00 X R 0.0095447 / 12 (Billing Period 2026/02) Less rates on first R300 000.00 of market value VAT: 0 %		532.92 - 238.62 0.00	294.30

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	0.00

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential (Billing Period 2026/02) VAT: 15.00%		246.00 36.90	282.90

Current Charges (Including VAT)

577.20

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.

STATEMENT / TAX INVOICE

Date: Apr 2026	Invoice No: 372K0054005 202604	Property: Section 54 Unit 54 Villa Med Body Corporate (Lindos)	Account Number/Payment Ref 372K0054005
			Amount Due R205,840.06

Mapholo Lepulane Boston Villa Med Body Corporate 54 President Park X1 Halfway House Gallagher Estate, Midrand, Gauteng 1685, South Africa VAT Number: Receipts captured to: 27 Feb 2026	Staff Contacts: Client Account Administrator Community Scheme Manager Community Scheme Administrator Maintenance Administrator Divisional manager Caretaker / Estate Manager	Name: Celeste Basson Siyawakha Kwinana Heidi Retief Shereen Tait	Email: celesteb@trafalgar.co.za siyawakhak@trafalgar.co.za heidir@trafalgar.co.za shereent@trafalgar.co.za	Property address: Villa Med Body Corporate 9 Swart Drive President Park X1 Halfway House 1685
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Date	Desc	Excluding VAT	VAT	Total
	BALANCE B/F	195,553.36		195,553.36
01 Jan 2026	Csos Levies for 202601	14.71		14.71
01 Jan 2026	Interest for 202601	1,573.44		1,573.44
01 Feb 2026	Csos Levies for 202602	14.71		14.71
01 Feb 2026	Interest for 202602	1,652.19		1,652.19
01 Mar 2026	Csos Levies for 202603	14.71		14.71
01 Mar 2026	Interest for 202603	1,679.17		1,679.17
19 Dec 2025	Necessary phone call (not consultation) - 202512 Mapholo Lepulane Boston [19 Dec 2025 09:38]	21.00	3.15	24.15
01 Jan 2026	Other Necessary Charges: Arrears Account Review - 202601 Mapholo Lepulane Boston	21.00	3.15	24.15
01 Jan 2026	Levy - Reserve Fund - 202601 Section 54 Unit 54	163.89		163.89
01 Jan 2026	Levy - Administration Fund - 202601 Section 54 Unit 54	1,235.32		1,235.32
01 Jan 2026	Domestic Eff. Sewerage Network Charges - 202601 Section 54 Unit 54	250.67		250.67
01 Jan 2026	Water Reading Slip - 202601 Section 54 Unit 54	34.32		34.32
13 Jan 2026	Necessary phone call (not consultation) - 202601 Mapholo Lepulane Boston [13 Jan 2026 13:25]	21.00	3.15	24.15
01 Feb 2026	Other Necessary Charges: Arrears Account Review - 202602 Mapholo Lepulane Boston	21.00	3.15	24.15
01 Feb 2026	Levy - Reserve Fund - 202602 Section 54 Unit 54	163.89		163.89
01 Feb 2026	Levy - Administration Fund - 202602 Section 54 Unit 54	1,235.32		1,235.32
01 Feb 2026	Domestic Eff. Sewerage Network Charges - 202602 Section 54 Unit 54	250.67		250.67
01 Feb 2026	Water Reading Slip - 202602 Section 54 Unit 54	208.91		208.91
17 Feb 2026	Necessary phone call (not consultation) - 202602 Mapholo Lepulane Boston [17 Feb 2026 17:24]	21.00	3.15	24.15
01 Mar 2026	Other Necessary Charges: Arrears Account Review - 202603 Mapholo Lepulane Boston	21.00	3.15	24.15
01 Mar 2026	Levy - Reserve Fund - 202603 Section 54 Unit 54	163.89		163.89
01 Mar 2026	Levy - Administration Fund - 202603 Section 54 Unit 54	1,235.32		1,235.32
01 Mar 2026	Domestic Eff. Sewerage Network Charges - 202603 Section 54 Unit 54	250.67		250.67
TOTAL DUE		R205,821.16	R18.90	R205,840.06

Messages Please email statements@trafalgar.co.za if you would like to change your monthly Trafalgar statement password Your email instruction will be archived for record purposes concerning the password change Payment options: Download a Debit Order form: https://www.trafalgar.co.za/paymentoptions.pdf Trafalgar Monthly E-Magazine: https://www.trafalgar.co.za/debitorderform.pdf https://www.estate-living.co.za/trafalgar/	Banking Details Bank: Standard Bank Account Name: Trafalgar Property Management Account No: 270739335 Branch Code: 051001 Payment Ref. Number: 372K0054005 Change of address: As required by law, please send us your new address within 14 days of any change of address.
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