

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

Case No.: 2025-113249

In the matter between:

NEDBANK LIMITED
(REG NO: 1951/00009/06)

PLAINTIFF

And

JOYCE BOITUMELO PHOLO N.O.
(In her capacity as duly appointed executor of the
estate of the late Reginald Mmolotsi Pholo)

FIRST DEFENDANT

JOYCE BOITUMELO PHOLO

SECOND DEFENDANT

**THE MASTER OF THE HIGH COURT,
JOHANNESBURG**

THIRD DEFENDANT

NOTICE OF SALE IN EXECUTION (“AUCTION”)

IN EXECUTION of judgments of the above Honourable Court in the above action, dated **24 NOVEMBER 2025** a sale will be held at the office of the **SHERIFF HALFWAY HOUSE-ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **28 APRIL 2026**, 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-ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE**, to the highest bidder, subject to a reserve price of **R910 000.00**

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**REMAINING EXTENT OF ERF 59 KEW TOWNSHIP
REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG**

MEASURING 1487 (ONE THOUSAND FOUR HUNDRED AND EIGHTY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T62831/2003

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated at: **55, 1ST ROAD, KEW, JOHANNESBURG**

(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:

Main Building: Lounge, Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms, 2 Toilet, 2 Bathtub

Out Building: Dining Room, Kitchen, 3 Bedrooms, 1 Bathroom, 1 Toilet, 1 Shower
3 Carports, 2 Garages

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 6% on the first R100 000.00 of the proceeds of the sale, 3,5% on R100 001.00 to R400 000.00 and 1.5% on the balance, subject to a maximum of R40 000.00 and minimum of R3 000.00 plus V.A.T. if applicable on the conditions of sale, as per the Gazette increase in Sheriff's tariffs, effective from 1 November 2017 – Gazette No. 41142

2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff in cash or by way of an electronic funds transfer. 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 Attorney, which shall be furnished to the Sheriff within 10 days after the date of sale. The Purchaser may take possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price.

3. The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. 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.

4. Registration fee for buyers will be R50 000.00

ADVERTISING COSTS AT CURRENT PUBLICATION RATES AND SALE COSTS ACCORDING TO COURT RULES, APPLY 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 – Proof of Identity and address particulars
- c. Payment of a registration fee of R50,000.00 (refundable) – in Cash / EFT prior to the commencement of the auction to obtain a buyer's card
- d. Registration Conditions

The Sale in Execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the defendant for money owing to the Plaintiff.

DATED at **JOHANNESBURG** on this the **28TH** day of **JANUARY 2026**.

PLAINTIFF'S ATTORNEYS
VAN DEVENTER DLAMINI INC
292 Surrey Avenue
Cnr Surrey Avenue & Harley Streets
Ferndale, RANDBURG
Tel: 017 200 0730
Email: frik@vddinc.co.za /
magda@vddinc.co.za
REF: M03088



ERF 59, KEW, P:0 (PRETORIA)

Deeds Office Property Erf

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 Erf
Search Description	ERF 59, KEW, P:0 (PRETORIA)
Reference	FRIK
Date	13/04/2026

ERF INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	ERF
Township	KEW
Erf Number	59
Portion Number	0
Remainder	YES
Previous Description	-
Registration Division	IR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Diagram Deed	T11353/1921
Size	1487.0000 SQM
LPI Code	TOIR03610000005900000
Street Address	-

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
PHOLO REGINALD MMOLOTSI	6403036304087	R270000.00	24/02/2003
MOTINCWA JOYCE BOITUMELO	6307100831083	R270000.00	24/02/2003

OWNER INFORMATION

Owner 1 of 2

Owner Name	PHOLO REGINALD MMOLOTSI
ID / Reg. Number	
Owner Type	PERSON
Title Deed	T62831/2003
Purchase Date	24/02/2003
Registration Date	30/05/2003
Purchase Price	R270000.00
Multiple Owners	YES
Multiple Properties	-
Share	-
Microfilm Reference No.	20080327 08:21:53

OWNER INFORMATION (CONTINUED)
Owner 2 of 2

Owner Name	MOTINCWA JOYCE BOITUMELO
ID / Reg. Number	
Owner Type	PERSON
Title Deed	T62831/2003
Purchase Date	24/02/2003
Registration Date	30/05/2003
Purchase Price	R270000.00
Multiple Owners	YES
Multiple Properties	-
Share	-
Microfilm Reference No.	20080327 08:21:53

ENDORSEMENT(S)

Document Number	Microfilm Reference Number	Institution	Value
B26102/2008	-	NEDBANK LTD	R975 000,00
I-1068/2026AT	-	113249/2025	R0,00
KEW,59	-	-	R0,00

HISTORY INFORMATION

Document Number	Microfilm Reference Number	Owner	Value
B93325/1991	20030101 09:53:16	TRANSNET LTD	R120 000,00
B42581/2003	20030101 09:53:16	-	R0,00
B34546/2006	20060908 14:41:26	-	R0,00
B65858/2005	20050101 16:43:55	-	R0,00
B83443/2007	20080327 08:21:41	-	R0,00
T26494/1984	20030101 09:53:16	BERMAN CARYN MOYRA 1/2 103000*	R103 000,00
T26494/1984	20030101 09:53:16	BERMAN ERROL 1/2 103000*	R103 000,00
T14328/1979	20191125 09:38:45	MILLER CHERYL GILLIAN	R0,00
T26494/1984	20030101 09:53:16	TRANSNET LTD T49095/84 90640	R90 640,00
T26494/1984	20030101 09:53:16	BERMAN ERROL	R90 640,00
T26494/1984	20030101 09:53:16	BERMAN CARYN MOYRA	R90 640,00

REPORT INFORMATION

Date of Information	13/04/2026 08:57	
Print Date	13/04/2026 08:57	
Generated By	MELISSA VAN DEVENTER	
Reference	FRIK	
Report Type	DEEDS OFFICE PROPERTY ERF	

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a world class African city

Tel : (011) 375 5555
Fax : (011) 358 3408/9

PO Box 5000
Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

COPY TAX INVOICE

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

R M & JB PHOLO
55 1ST ROAD
KEW
2090

Date	2026/01/06
Statement for	January 2026
Physical Address	55 FIRST ROAD
Stand No./Portion	00000059 - 00000 - RE
Township	KEW

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
1487 m2	1	2023/07/01	E1	Market Value R 1,342,000.00	Region E WARD 74

Invoice Number : 112006384679	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 570.00

Account Number 206844488	(PIN Code:833274)
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Previous Account Balance	118,088.77
Sub Total	118,088.77
Interest on Arrears	112.51
Current Charges (Excl. VAT)	2,276.39
VAT @ 15%	217.14

Total Due	120,694.81
Due Date	2026/01/21

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
111,502.22	2,856.66	3,729.89	2,606.04	0.00	120,694.81

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 R M & JB PHOLO
Acc. No. : 206844488 - 55 FIRST ROAD, , KEW

EasyPay >>>>> 91115 2068444880

SAPO 0146 206844488

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 206844488

>>>>> 516008800111159 20684448806

Account Number 206844488			
Johannesburg Water	VAT No. 4270191077	Amount	Sub Total
Water & Sanitation			
Category of Water: Consumption - Residential (Reading period = 2025/11/13 to 2025/12/09 = 27 days) Meter: 2299231; Register: 1; Multiply factor: 1; Start reading: 73.000; End reading: 73.000; Difference: 0.000; Consumption: 0.000; Units: KL; Type: Actual Readings. Daily average consumption 0.000 KL Charges for 0.000 KL are based on a sliding scale for a 27 day period Step 1 0.000 KL @ R 0.0000 (Billing Period 2026/01) Extended Social Package Grant Demand Management Levy (Billing Period 2026/01)		0.00 0.00 65.08	
Category of Sewer: Residential Sewer monthly charge based on Stand size 1487 m2 (Billing Period 2026/01) VAT: 15.00% (Total Amount: 1,120.59)		1,055.51 168.09	1,288.68
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 Residential R 1,342,000.00 X R 0.0095447 / 12 (Billing Period 2026/01) Less rates on first R300 000.00 of market value VAT: 0 %		1,067.42 - 238.62 0.00	828.80
PIKITUP	VAT No. 4790191292		
Refuse			
Refuse Residential (Billing Period 2026/01) VAT: 15.00% (Total Amount: 327.00)		327.00 49.05	376.05
Current Charges (Incl. VAT)			2,493.53

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.