

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

**CASE NO: 42666/2020**

In the matter between

**THE BODY CORPORATE OF ETON CLOSE**  
(107/1999)

**Execution Creditor**

and

**MATTHYS CHRISTOFFEL JOHANNES DE BEER**  
(ID NO: 760915 5003 081)

**1<sup>st</sup> Execution Debtor**

**CITY OF JOHANNESBURG METROPOLITAN  
MUNICIPALITY**

**2<sup>nd</sup> Execution Debtor**

**ABSA BANK LTD**

**3<sup>rd</sup> Execution Debtor**

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**NOTICE OF SALE IN EXECUTION**

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In PURSUANCE of judgment in the Magistrate's Court for the District of Johannesburg North and a Writ of Attachment dated 26<sup>th</sup> July 2021, together with court order dated 7<sup>th</sup> September 2022, the property listed below will be sold in execution by the Sheriff Halfway House-Alexandra, on the 24<sup>th</sup> day of February 2026 at Sheriff Halfway House - Alexandra at 614 James Crescent, Halfway House, at 11:00 **WITHOUT RESERVE**, to the highest bidder.

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

**PROPERTY:**

1. UNIT 42, in the scheme known as ETON CLOSE, WITH SCHEME NUMBER 107/1999, under Title Deed ST60298/2017, which is better known as UNIT 42, ETON CLOSE, 241 LE ROUX AVENUE, VORNA VALLEY, GAUTENG, in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 89 (Eighty-Nine square metres) sqm. in extent; and
2. An undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan.
3. Held by Deed of Transfer ST60298/2017.

ALSO KNOWN AS: UNIT 42, ETON CLOSE, 241 LE ROUX AVENUE, VORNA VALLEY, GAUTENG.

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

**The property comprising of:**

**Rooms: x2 Bedrooms x1 Bathroom, x1 Shower, x1 Toilet, 3<sup>rd</sup> Floor Unit**

## **THE CONDITIONS OF SALE**

The refundable registration fee in the amount R50 000.00 is payable *via* EFT on the day of the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Sheriff Halfway House - Alexandra at 614 James Crescent, Halfway House, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Halfway House - Alexandra at 614 James Crescent, Halfway House.

## **MANNER OF SALE**

The sale shall be for South African Rand and **WITHOUT RESERVE PRICE.**

DATED AT Roodepoort on this 7<sup>th</sup> of November 2025.

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**HEERSCHOP PIENAAR ATTORNEYS  
ATTORNEYS FOR THE EXECUTION CREDITOR**

Block A, Ground Floor  
Clearview Office Park  
77 Wilhelmina Avenue  
Allens Nek

TEL: 011 763 3050

FAX: 011 760 4767

Postnet Suite 162

Private Bag X1, Florida Hills

1716

EMAIL: [jp@shplaw.co.za](mailto:jp@shplaw.co.za)

REF: ETO1/0006



Personal and Private Banking  
Home Loans Collections

Absa Contact Centre  
9 Lothbury Road  
Auckland Park  
Johannesburg  
2092  
South Africa

T 0860 111 007  
Swift address: ABSAZAJJ  
absa.co.za

## CERTIFICATE OF BALANCE

**CLIENT** : DE BEER, MATTHYS CHRISTOFFEL JOHANNES MCJ (MR)  
**ACCOUNT NUMBER** : 8082911285  
**Property Details** : **ERF NUMBER 1987, UNIT NUMBER 42, VORNA VALLEY EXT 52, MIDRAND, SS ETON CLOSE**

I, the undersigned, **PHILLIP MAFORI DIKOLA**, in my respective capacities as:

- 1 Manager Home Loans Recoveries of Absa Bank Limited (Registration number: 1986/004794/06), ("Absa") and duly authorised thereto; and
- 2 duly authorised hereto in terms of a resolution of the company and acting as duly appointed delegated officer and administrative agent of Absa Home Loans Guarantee Company (RF) (Pty) Ltd (Registration number: 2003/029628/07) ("Guarantee Company")

do hereby certify that the abovementioned customer indebted to Absa in respect of:

- 1 a mortgage loan agreement in terms whereof Absa advanced money to the abovementioned debtor; and
- 2 an indemnity agreement secured by an indemnity bond **SB34950/2017** signed with and executed in favour of Guarantee Company.

The total amount due and payable on 9 December 2025 is **R 1 043 571.88 (One million, forty-three thousand, five hundred and seventy-one rand and eighty-eight cents)** together with interest at the rate of **10,85%** per annum, calculated and capitalized monthly in arrears, from 10 December 2025 to date of payment, both dates inclusive

*Pm Dikola*

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**PHILLIP MAFORI DIKOLA,**  
MANAGER: HOME LOANS RECOVERIES LIMITED,  
PERSONAL AND PRIVATE BANKING

*Pm Dikola*

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**PHILLIP MAFORI DIKOLA,,**  
ABSA HOME LOANS GUARANTEE COMPANY  
Duly authorised



# SS ETON CLOSE 107, U:42 (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 ETON CLOSE 107, U:42 (PRETORIA)
Reference	SEARCHWORKS
Date	07/11/2025

### SCHEME INFORMATION

#### Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS ETON CLOSE
Scheme Number / Year	107/2000
Unit Number	42
Situated At	VORNA VALLEY EXT 52 1987,0
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	89.0000
LPI Code	-
Street Address	UNKNOWN

### OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
BEER MATTHYS CHRISTOFFEL JOHANNES DE		R720 000,00	16/05/2017

### OWNER INFORMATION

#### Owner 1 of 1

Owner Name	BEER MATTHYS CHRISTOFFEL JOHANNES DE
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST60298/2017
Purchase Date	16/05/2017
Registration Date	21/08/2017
Purchase Price	R720000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20170829 06:36:08

**ENDORSEMENT(S)**

Document Number	Microfilm Reference Number	Institution	Value
I-1820/2023AT	20230726 11:44:09	2490/2022	R0,00
I-2404/2021AT	20210906 13:37:40	42666/2020	R0,00
SB34950/2017	20170829 06:38:14	ABSA HOME LOANS GUARANTEE CO (RF) PTY LTD	R720 000,00

**REPORT INFORMATION**

Date of Information	07/11/2025 11:38	
Print Date	07/11/2025 11:38	
Generated By	JP SPANGENBERG	
Reference	SEARCHWORKS	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

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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

DE BEER MCJ  
42 ETON CLOSE  
241 LE ROUX AVENUE  
VORNA VALLEY EXT.52  
1686

Date	2025/12/04
Statement for	December 2025
Physical Address	241 LE ROUX AVENUE
Stand No./Portion	42 ETON CLOSE
Township	VORNA VALLEY EXT.52

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
89 m2	1	2023/07/01	A1	Market Value R 935,000.00	Region A Ward 132

Invoice Number : 184005882773	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 554887134	(PIN Code:283449)
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Previous Account Balance	39,218.04
Sub Total	39,218.04
Interest on Arrears	44.45
Current Charges (Excl. VAT)	815.08
VAT @ 15%	46.50

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
36,916.31	1,151.54	1,150.19	906.03	0.00	40,124.07

Total Due	40,124.07
Due Date	2025/12/19

COJ Debt Relief Programme Phase 4 is now open (1 Nov 2025 to 31 Oct 2026). Apply & reduce what you owe. Visit: [www.joburg.org.za](http://www.joburg.org.za) and click on Debt Relief icon. 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](mailto:complaints@joburgombudsman.org.za)

Remittance Advice :  
This stub must accompany payment,  
please do not detach if paying at the post office

Date : 2025/12/04 MATTHYS CHRISTOFFEL JOHANNES DE BEER  
Acc. No. : 554887134 - 241 LE ROUX AVENUE , VORNA VALLEY EXT.52

EasyPay >>>>> 91115 5548871341

SAPO 0146 554887134

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 554887134

>>>>> 516008800111159 55488713405



<b>Account Number 554887134</b>			
<b>City of Johannesburg</b>	<b>VAT No. 4760117194</b>	<b>Amount</b>	<b>Sub Total</b>
Property Rates			
<b>Category of Property: Property Rates Residential</b> R 935,000.00 X R 0.0095447 / 12 ( Billing Period 2025/12 ) Less rates on first R300 000.00 of market value VAT: 0 %		743.70 - 238.62 0.00	<b>505.08</b>
<b>PIKITUP</b>	<b>VAT No. 4790191292</b>		
Refuse			
Refuse Residential ( Billing Period 2025/12 ) VAT: 15.00% ( Total Amount: 310.00 )		310.00 46.50	<b>356.50</b>
<b>Current Charges (Incl. VAT)</b>			<b>861.58</b>

**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.



**Eton Close Body Corporate**

Reg No: SS586/1999

Email: jacky@watchprop.co.za (Levies) /

jhbadmin@watchprop.co.za (PA)

Contact No.: 021 914 6660

**ADDRESS**

P O Box 5243

Tygervalley

7536

Portfolio Manager:

Charmaine Frederick

**MCJ De Beer**

241 Le Roux Avenue,

Vorna Valley,

Midrand,

1686

Section 42

Reference: MCJ001-S42

Email: matthys@saa0.co.za

# STATEMENT

DATE

2026-01-06

Date	Source	Description	Debit	Credit	Cumulative
2025-12-01		Balance b/f	502995.78	0	502 995.78
2025-12-01	Invoice	<a href="#">INV03396</a>	11526.28	0	514 522.06
2025-12-07	Journal Batch 299	Interest on arrears balance of R 502 995.78 as at 2025-11-30 (10.00% p.a.). Exempt from interest.	0.00	0	514 522.06
2026-01-01	Invoice	<a href="#">INV03477</a>	9250.25	0	523 772.31

120+ days	90+ days	60+ days	30+ days	Current	
492 312.27	7 353.12	3 330.39	11 526.28	9 250.25	
<b>BANKING DETAILS</b> Bank Name: FIRST NATIONAL BANK Account Number: 62760414450 Branch Code: 250655					<b>Total Due</b> <b>R 523 772.31</b>
Reference: MCJ001-S42 Account Holder: ETON CLOSE Account Type: CURRENT Branch Name: ADDERLEY STREET					