

AUCTION
NOTICE OF SALE IN EXECUTION
IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, PRETORIA)

CASE NO: 102440/2024

In the matter between: -

THE STANDARD BANK OF SA LIMITED

PLAINTIFF

(Registration No: 1962/000738/06)

and

MOSES MARELEDWANE MSIZI

DEFENDANT

ID.NO: 710420 5420 08 9

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held with a Reserve Price of **R1 590 000.00 AS SET BY THE HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA as per COURT ORDER DATED 06 AUGUST 2025** at the premises of the **SHERIFF HALFWAYHOUSE/ALEXANDRA AT 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**; on **28th JULY 2026** at **11:00**, to the highest bidder. Full conditions of sale can be inspected at the offices of the Sheriff **HALFWAYHOUSE/ALEXANDRA** at **3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN, SANDTON** and will also be read out prior to the sale.

No warranties are given with regard to the description and/or improvements.

ERF 2097 NOORDWYK EXTENSION 28 TOWNSHIP
REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG
MEASURING 395 (THREE HUNDRED AND NINETY FIVE) SQUARES
METRES
HELD BY DEED OF TRANSFER NO. T150584/2005.
SUBJECT TO THE CONDITIONS THEREIN CONTAINED

**ALSO KNOWN AS: UNIT 2097 WESTBROOK ESTATE, PROTEA ROAD,
NOORDWYK EXTENSION 28.**

Zone: Residential

IMPROVEMENTS:

NOTHING GUARANTEED IN THIS REGARD:

Dwelling consists of: MAIN BUILDING: Storey: Double, freestanding, Walls: Block, Roof: Tile, Floors: Carpets, Rooms: lounge, dining room, 3x bedrooms, kitchen, 3x bathrooms, 2x showers, 3x toilet, 2x bathtubs, double garage.

Kindly Note 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 shaolin. All terms and conditions available on shaolin or at 614 James Crescent, Halfway House, Midrand.

Take note of the following requirements for all prospective buyers:

1. As required by the sheriff, a refundable registration fee is payable on date of auction for **R50 000.00**.
2. Presentation to the Sheriff of the following FICA documents:
 - 2.1 Copy of Identity Document.
 - 2.2 Proof of residential address.

SIGNED AT PRETORIA ON THE _____ DAY OF _____ **2026**

HAASBROEK & BOEZAART INC

ATTORNEYS FOR PLAINTIFF

HB FORUM

13 STAMVRUG STREET

VAL DE GRACE, PRETORIA

TEL NO: (012) 481 3551

FAX NO: 086 673 2452

(REF: JVDMERWE/sn/S1234/8595)



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

MSIZI M M
2097 Protea Road
Noordwyk Ext 28
1687

Date	2026/04/08
Statement for	April 2026
Physical Address	2097 NOORDWYK EXT.28 TS
Stand No./Portion	00002097 - 00000 - 00
Township	NOORDWYK EXT.28

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
395 m2	1	2023/07/01	A1	Market Value R 1,988,000.00	REGION A WARD 112

Invoice Number : 76006604591	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 1,250.00

Account Number 900723531	(PIN Code:906129)
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Previous Account Balance	132,527.24
Less: Incoming Payment (Last Payment Made 2026/03/06)	- 1,000.00
Sub Total	131,527.24
Interest on Arrears	189.18
Current Charges (Excl. VAT)	3,229.31
VAT @ 15%	283.00

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
124,171.52	3,135.11	4,220.61	3,701.49	0.00	135,228.73

Total Due	135,228.73
Due Date	2026/04/28

Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with que ries must still be paid; averages apply only to disputed services. 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 : 2026/04/08 MOSES MARELEDWANE MSIZI
Acc. No. : 900723531 - 2097 NOORDWYK EXT.28 TS , NOORDWYK EXT.28

EasyPay	>>>>> 91115 9007235311
SAPO	0146 900723531

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 900723531

>>>>> 516008800111159 90072353104

Account Number 900723531		
Johannesburg Water Water & Sanitation VAT No. 4270191077	Amount	Sub Total
Category of Water: Consumption - Residential (Reading period = 2026/02/18 to 2026/03/12 = 23 days) Meter: C-PSJ066; Register: 1; Multiply factor: 1; Start reading: 5,715.000; End reading: 5,735.000; Difference: 20.000; Consumption: 20.000; Units: KL; Type: Actual Readings. Daily average consumption 0.870 KL Charges for 20.000 KL are based on a sliding scale for a 23 day period Step 1 4,534 KL @ R 0.0000 (Billing Period 2026/04) Step 2 3,022 KL @ R 29.840 Step 3 3,779 KL @ R 31.150 Step 4 3,778 KL @ R 43.670 Step 5 4,887 KL @ R 60.360 Extended Social Package Grant Demand Management Levy (Billing Period 2026/04) Category of Sewer: Residential Sewer monthly charge based on Stand size 395 m2 (Billing Period 2026/04) VAT: 15.00% (Total Amount: 1,430.68)	0.00 90.18 117.72 164.99 294.98 0.00 65.08 697.73 214.60	1,645.28
City Power Electricity VAT No. 4710191182		
Prepaid Electricity VAT: 15.00%	0.00 0.00	0.00
City of Johannesburg Property Rates VAT No. 4760117194		
Category of Property: Property Rates Residential R 1,988,000.00 X R 0.0095447 / 12 (Billing Period 2026/04) Less rates on first R300 000.00 of market value VAT: 0 %	1,581.25 - 238.62 0.00	1,342.63
PIKITUP Refuse VAT No. 4790191292		
Refuse Residential (Billing Period 2026/04) VAT: 15.00% (Total Amount: 456.00)	456.00 68.40	524.40

Current Charges (Incl. VAT)	3,512.31
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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.

By debit order, cash, debit or credit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When can payments be made ?

When can payments be made :
Payments must reach CoJ on or before the due date.

Change of Address

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.

STATEMENT / TAX INVOICE

Date: Jun 2026	Invoice Number: 806G2097000 202606	Property: 2097 Westbrook Homeowners Association - Levy Solutions	Number/Payment Ref 806G2097000
			Amount Due R205,266.39

Msizi Moses Mareledwane *HB* De Beer
Erf 2097 Westbrook Estate
Protea Road
Noordwyk, Midrand, Gauteng
1687, South Africa

Staff Contacts:

Client Account Administrator
 Portfolio manager
 Maintenance Administrator
 Divisional manager

Name:

Anuschka Temple
 Marzanne Nabal
 Adele Jonker

Email:

anuschkat@trafalgar.co.za
 marzannen@trafalgar.co.za
 adelej@trafalgar.co.za

Property address:

Westbrook Estate Homeowners Association
 Stand 2147
 Protea Road
 Noordwyk Ext 28, Midrand 1682

VAT Number:

Receipts captured to: 22 Jun 2026

Date	Desc	Excluding VAT	VAT	Total
	BALANCE B/F	200,917.31		200,917.31
01 Jun 2026	Csos Levies for 202606	20.88		20.88
01 Jun 2026	Interest for 202606	2,583.10		2,583.10
01 Jun 2026	LS Admin - Legal Monitoring Fee - 202606 2097	174.70	26.21	200.91
01 Jun 2026	Levy - Administration Fund - 202606 2097	1,544.19		1,544.19
TOTAL DUE		R205,240.18	R26.21	R205,266.39

Messages

Payment options: <https://www.trafalgar.co.za/paymentoptions.pdf>
 Download a Debit Order form: <https://www.trafalgar.co.za/debitorderform.pdf>
 Trafalgar Monthly E-Magazine: <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: **806G2097000**



ERF 2097, NOORDWYK EXT 28, 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 2097, NOORDWYK EXT 28, P:0 (PRETORIA)
Reference	S1234/10215
Date	31/03/2026

ERF INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	ERF
Township	NOORDWYK EXT 28
Erf Number	2097
Portion Number	0
Remainder	NO
Previous Description	-
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Diagram Deed	T150583/2005
Size	395.0000 SQM
LPI Code	T0JR01870000209700000
Street Address	-

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
MSIZI MOSES MARELEDWANE		R140000.00	29/01/2004

OWNER INFORMATION

Owner 1 of 1

Owner Name	MSIZI MOSES MARELEDWANE
ID / Reg. Number	
Owner Type	PERSON
Title Deed	T150584/2005
Purchase Date	29/01/2004
Registration Date	21/11/2005
Purchase Price	R140000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20181026 11:35:21

ENDORSEMENT(S)			
Document Number	Microfilm Reference Number	Institution	Value
B166361/2006	20141017 09:49:05	STANDARD BANK OF SOUTH AFRICA LTD	R100 000,00
B167978/2007	20141017 09:50:06	STANDARD BANK OF SOUTH AFRICA LTD	R150 000,00
B173142/2005	20141017 09:47:12	STANDARD BANK OF SOUTH AFRICA LTD	R707 023,00
B34578/2017	20170828 14:33:15	STANDARD BANK OF SOUTH AFRICA LTD	R469 500,00
B41227/2018	20181026 11:34:57	STANDARD BANK OF SOUTH AFRICA LTD	R200 000,00
B77004/2006	20141017 09:48:07	STANDARD BANK OF SOUTH AFRICA LTD	R39 063,00
I-952/2026AT	-	102440/2024	R0,00
K8158/2005S	20060420 10:38:00	-	R0,00

HISTORY INFORMATION			
Document Number	Microfilm Reference Number	Owner	Value
B152179/2004	20080314 07:57:10	-	R0,00
K8768/2004S	20060614 16:18:25	-	R0,00
T172935/2004	20090702 11:24:42	BUBESI INV 53 PTY LTD	R0,00
T150583/2005	20060829 02:00:15	BUBESI INV 53 PTY LTD	R0,00

REPORT INFORMATION		
Date of Information	31/03/2026 10:29	
Print Date	31/03/2026 10:30	
Generated By	TERESA ALBERTS	
Reference	S1234/10215	
Report Type	DEEDS OFFICE PROPERTY ERF	

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