

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

Case number: **2021/31807**

In the matter between:

**FIRSTRAND MORTGAGE COMPANY (RF)
PROPRIETARY LIMITED**

Execution Creditor

And

MOTSHINYE TSEBO MMOLA

Judgment Debtor

**NOTICE OF SALE IN EXECUTION
(AUCTION)**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 24th of February 2022 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of **SHERIFF HALFWAY HOUSE - ALEXANDRA** on **TUESDAY** the **24TH** day of **FEBRUARY 2026** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE** to the highest bidder with a reserve price of R179,000.00.

CERTAIN:

A Unit consisting of-

- (a) **Section No. 111 as shown and more fully described on Sectional Plan No. SS1324/1996, in the scheme known as LIMNOS VILLAGE in respect of the land and building or buildings situate at VORNA VALLEY EXTENSION 53**

TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG which section the floor area, according to the said sectional plan, is **48 (FORTY EIGHT)** square metres in extent; and

- (b) 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 by DEED OF TRANSFER NUMBER ST20453/2020 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: General Residential (not guaranteed)

The property is situated at **111 LIMNOS VILLAGE, 24 PRETORIUS STREET, VORNA VALLEY EXTENSION 53, MIDRAND** and consists of a lounge, 1 bedroom, a kitchen, 1 bathroom, 1 shower, 1 watercloset, 1 carport (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected on shha.online or before the sale at the offices of the said sheriff of the High Court for the district of **HALFWAY HOUSE-ALEXANDRA** situated at **614 JAMES CRESCENT, HALFWAY HOUSE** or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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.

Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- a) Directive of the Consumer Protection Act 68 of 2008 as amended.

(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

- b) FICA – legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of R50,000.00 (cash) which is refundable.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

DATED AT JOHANNESBURG ON THIS 11th DAY OF DECEMBER 2025.

Attorneys for the Execution Creditor

GLOVER KANNIEAPPAN

INCORPORATED

18 Jan Smuts Avenue

Parktown, Johannesburg

Docex 172, Johannesburg

Tel: 011 482-5652

Fax: 011 482 5653

Ref: MJ/MAT72219

Email: lit10@gkinc.co.za



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

SEARCH CRITERIA

Search Date	2026/01/16 08:10	Scheme Number	1324
Reference	-	Scheme Type	UNIT
Report Print Date	2026/01/16 08:11	Unit Number	111
Scheme Name	LIMNOS VILLAGE	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS LIMNOS VILLAGE	Local Authority	CITY OF JOHANNESBURG
Scheme Number	1324	Province	GAUTENG
Situated at	VORNA VALLEY EXT 53 , 2005	Extent	48.0000
Scheme Year	1996	LPI Code	TOIR09520000200500000
Unit Number	111	Registration Division	IQ
Previous Description	-	Co-ordinates (Lat/Long)**	-26.00662 / 28.111333
Suburb / Town**	VORNA VALLEY		

OWNER INFORMATION (1)

MMOLA MOTSHINYE TSEBO		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST20453/2020
ID Number		Microfilm / Scanned Date	-
Name	MMOLA MOTSHINYE TSEBO	Purchase Price (R)	515 000
Multiple Owners**	NO	Purchase Date	2019/10/10
Multiple Properties**	NO	Registration Date	2020/03/26
Share (%)	-		

DISCLAIMER

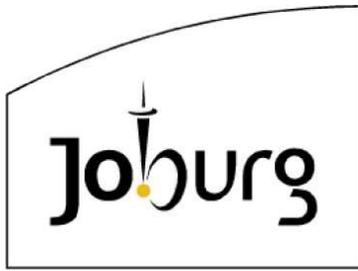
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ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-1039/2022AT	31807/2021	-	-
2	SB12695/2020	FIRSTRAND MORTGAGE CO (RF) PTY LTD	415 000	-
3	SK7373/1996S	ART 25(1) WET95/86 SAAKLIKE REG	-	-

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Computer generated
COPY OF TAX INVOICE

NEIL CARSTEN WORTMANN
46 PRETORIUS STREET
VORNA VALLEY EXT.53
0158

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	2024/09/21
Statement for	September 2024
Physical Address	
Stand No./Portion	
Township	

Stand Size	Number of Dwellings	Date of Valuation	Municipal Valuation
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Invoice Number: 10011957599	Next Reading Date: 2024/10/07
Client VAT Number:	Deposit: R 0.00

Account Number: 556339925 **PIN CODE: xxxxxx**

Previous Account Balance	6,745.76
Sub Total	6,745.76
Interest on Arrears	3.30
Current Charges (Excl. VAT)	0.00
VAT @ 15%	0.00

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
6,749.06	0.00	0.00	0.00	0.00	6,749.06	6,749.06
						Due Date
						2024/10/07



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Remittance Advice:

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

Date: 2024/09/21 NEIL CARSTEN WORTMANN
Acc. No.: 556339925

EasyPay 91115 5563399251

Postal Office 0146 556339925

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 556339925

51600880011159 55633992509

Total Due	6,749.06
Due Date	2024/10/07



Account Number: 556339925

Current Charges (Including VAT)

0.00

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.

MOTSHINYE TSEBO MMOLA

Unit No 111
 Reference: MOT001-U111
 Tel: 27796353649
 Email: lit6@gkinc.co.za

STATEMENT

DATE

2024-11-25

Date	Source	Description	Debit	Credit	Cumulative
2024-09-01		Balance b/f	96555.44	0	96 555.44
2024-09-01	Invoice INV04914 (Line 1)	Reserve Fund Levies	169.23	0	96 724.67
2024-09-01	Invoice INV04914 (Line 2)	Admin Levies	594.37	0	97 319.04
2024-09-01	Invoice INV04914 (Line 3)	CSOS Levies	1.89	0	97 320.93
2024-09-01	Invoice INV04914 (Line 4)	Water Usage (cold_water). [2024-07-10 to 2024-08-07]. Open: 359 - Close: 359 = 0 kl.	0.00	0	97 320.93
2024-09-01	Invoice INV04914 (Line 5)	Electricity Usage (electricity). [2024-07-10 to 2024-08-07]. Open: 78790 - Close: 78790 = 0 kWh.	0.00	0	97 320.93
2024-09-01	Invoice INV04914 (Line 6)	Water Demand Levy	39.07	0	97 360.00
2024-09-01	Invoice INV04914 (Line 7)	Electricity And Network Services Levy	7.75	0	97 367.75
2024-09-01	Invoice INV04914 (Line 8)		704.47	0	98 072.22
2024-10-01	Invoice INV05050 (Line 1)	Reserve Fund Levies	169.23	0	98 241.45
2024-10-01	Invoice INV05050 (Line 2)	Admin Levies	594.37	0	98 835.82
2024-10-01	Invoice INV05050 (Line 3)	CSOS Levies	1.89	0	98 837.71
2024-10-01	Invoice INV05050 (Line 4)	Water Usage (cold_water). [2024-08-07 to 2024-09-10]. Open: 359 - Close: 359 = 0 kl.	0.00	0	98 837.71
2024-10-01	Invoice INV05050 (Line 5)	Electricity Usage (electricity). [2024-08-07 to 2024-09-10]. Open: 78790 - Close: 78790 = 0 kWh.	0.00	0	98 837.71
2024-10-01	Invoice INV05050 (Line 6)	Water Demand Levy	39.07	0	98 876.78

120+ days	90+ days	60+ days	30+ days	Current
95 068.03	1 466.41	1 516.78	1 516.78	1 537.78

BANKING DETAILS

Bank Name: ABSA
 Account Number: 4102493567
 Branch Code: 632005

Reference: MOT001-U111
 Account Holder: LIMNOS VILLAGE
 Account Type: CURRENT
 Branch Name: CENTURION

Total Due

R 101 105.78

2024-10-01	Invoice INV05050 (Line 7)	Electricity And Network Services Levy	7.75	0	98 884.53
2024-10-01	Invoice INV05050 (Line 8)		704.47	0	99 589.00
2024-11-01	Invoice INV05258 (Line 1)	Reserve Fund Levies	169.23	0	99 758.23
2024-11-01	Invoice INV05258 (Line 2)	Admin Levies	594.37	0	100 352.60
2024-11-01	Invoice INV05258 (Line 3)	CSOS Levies	1.89	0	100 354.49
2024-11-01	Invoice INV05258 (Line 4)	Water (2024-09-10 to 2024-10-08) - Previous: 359, Current: 359 - Usage: 0	0.00	0	100 354.49
2024-11-01	Invoice INV05258 (Line 5)	Electricity (2024-09-10 to 2024-10-08) - Previous: 78790, Current: 78790 - Usage: 0	0.00	0	100 354.49
2024-11-01	Invoice INV05258 (Line 6)	Water Demand Levy	39.07	0	100 393.56
2024-11-01	Invoice INV05258 (Line 7)	Electricity And Network Services Levy	7.75	0	100 401.31
2024-11-01	Invoice INV05258 (Line 8)	Sewer Recovery	704.47	0	101 105.78
2024-11-01	Journal Batch 101	Vat Charge Reversed	0.00	0	101 105.78
2024-11-19	Invoice INV05304 (Line 1)	Debt Collection Email Fee	21.00	0	101 126.78
2024-11-19	Credit Note CRN00215 (Line 1)	Debt Collection Email Fee	0	21.00	101 105.78

120+ days	90+ days	60+ days	30+ days	Current	
95 068.03	1 466.41	1 516.78	1 516.78	1 537.78	
BANKING DETAILS					Total Due
Bank Name: ABSA		Reference: MOT001-U111			R 101 105.78
Account Number: 4102493567		Account Holder: LIMNOS VILLAGE			
Branch Code: 632005		Account Type: CURRENT			
		Branch Name: CENTURION			