

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

**CASE NUMBER: 80847/2024**

In the matter between:-

**FIRSTRAND BANK LIMITED**

Executioner Creditor

and

**PASEKA BATSHEGI SEBOLECWE**

Executioner Debtor

---

**AUCTION - NOTICE OF SALE IN EXECUTION**

---

Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of at least **R550 000.00 (five hundred and fifty-five thousand rand)**, by **SHERIFF HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE** at on **28 OCTOBER 2025** at **11:00** of the following property:

**A unit consisting of:**

- (a) **Section No. 8 as shown and more fully described on the Sectional Plan No SS19/2012, in the scheme known as KATARA in respect of the land and building or buildings situate at NOORDWYK EXTENSION 74 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said Sectional Plan, is 69 (SIXTY NINE) 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 No ST25572/2014**

**STREET ADDRESS:**

**UNIT 8 BLOCK 2 (DOOR 8), KATARA COMPLEX, 884  
GEORGE STREET, NOORDWYK EXT 74, MIDRAND,  
GAUTENG PROVINCE situated in the  
JOHANNESBURG MAGISTERIAL DISTRICT  
AND CITY OF JOHANNESBURG**

**METROPOLITAN MUNICIPALITY****PLACE OF SALE:**

The sale will take place at the offices of the **SHERIFF HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG PROVINCE.**

**IMPROVEMENTS:**

The property has been improved as follows, although no guarantee is given in this regard:

**SINGLE STOREY UNIT WITH A TILE ROOF CONSTRUCTED OF FACEBRICK CONSISTING OF A LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, 1 SHOWER, 2 WC, 2 CARPORTS, COVERED BALCONY.**

Zoned for residential purposes.

**CONDITIONS OF SALE:**

The Conditions of Sale will lie for inspection at the offices of the **SHERIFF HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG PROVINCE**, where they may be inspected during normal office hours.

The sale will be augmented with a timed online sale commencing on 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 be achieved at the live auction, the highest bid made during the time auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions on shha.online or at James Crescent, Halfway House, Midrand auction at shh.online. All terms and condition available on shhonline or at James Crescent, Halfway House, Midrand

**PDR ATTORNEYS INC.**

Attorneys for Judgement Creditor  
Hatfield Bridge Office Park  
Cnr Church & Richard Street  
Hatfield, Pretoria

REF: **N MOODLEY / MAT13068**

TEL: 012- 342 9895

FAX: 012- 342 9790

E-MAIL: [nicole@legaledge.co.za](mailto:nicole@legaledge.co.za) / [maritza@legaledge.co.za](mailto:maritza@legaledge.co.za)



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

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

#### SEARCH CRITERIA

|                   |                  |               |              |
|-------------------|------------------|---------------|--------------|
| Search Date       | 2025/10/02 18:55 | Scheme Number | 19           |
| Reference         | -                | Scheme Type   | UNIT         |
| Report Print Date | 2025/10/02 18:55 | Unit Number   | 8            |
| Scheme Name       | KATARA           | Search Source | Deeds Office |
| Deeds Office      | Pretoria         |               |              |

#### PROPERTY INFORMATION

|                      |                        |                           |                       |
|----------------------|------------------------|---------------------------|-----------------------|
| Property Type        | SECTIONAL TITLE UNIT   | Diagram Deed Number       | -                     |
| Scheme Name          | SS KATARA              | Local Authority           | CITY OF JOHANNESBURG  |
| Scheme Number        | 19                     | Province                  | GAUTENG               |
| Situated at          | NOORDWYK EXT 74;2907;0 | Extent                    | 69.0000               |
| Scheme Year          | 2012                   | LPI Code                  | TOJR01870000290700000 |
| Unit Number          | 8                      | Registration Division     | JR                    |
| Previous Description | -                      | Co-ordinates (Lat/Long)** | -25.96107 / 28.125051 |
| Suburb / Town**      | ERAND AH               |                           |                       |

#### OWNER INFORMATION (1)

|                           |                           |                          |              |
|---------------------------|---------------------------|--------------------------|--------------|
| SEBOLECWE PASEKA BATSHEGI |                           | Owner 1 of 1             |              |
| Person Type**             | PRIVATE PERSON            | Document                 | ST25572/2014 |
| ID Number                 | 8004035422082             | Microfilm / Scanned Date | -            |
| Name                      | SEBOLECWE PASEKA BATSHEGI | Purchase Price (R)       | 770 000      |
| Multiple Owners**         | NO                        | Purchase Date            | 2014/01/09   |
| Multiple Properties**     | NO                        | Registration Date        | 2014/04/08   |
| Share (%)                 | -                         |                          |              |

#### DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRB26).

**ENDORSEMENTS (3)**

| # | Document      | Institution        | Amount (R) | Microfilm / Scanned Date |
|---|---------------|--------------------|------------|--------------------------|
| 1 | I-2191/2025AT | 80847/2024         | -          | -                        |
| 2 | SB15368/2014  | FIRSTRAND BANK LTD | 750 000    | -                        |

**DISCLAIMER**

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).



a world class African city

Computer generated

**COPY OF TAX INVOICE**

PASEKA BATSHEGI SEBOLECWE  
UNIT 8 KATARA  
880 LEVER ROAD  
NOORDWYK EXT.74  
1687

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: JOHANNESBURG WATER: 4270191077

VAT NO: PIKITUP: 4790191292  
VAT NO: CITY POWER: 4710191182

|                   |                 |
|-------------------|-----------------|
| Date              | 2025/09/04      |
| Statement for     | September 2025  |
| Physical Address  | 880 LEVER ROAD  |
| Stand No./Portion | 8 KATARA        |
| Township          | NOORDWYK EXT.74 |

| Stand Size | Number of Dwellings | Date of Valuation | Portion | Municipal Valuation       | Region            |
|------------|---------------------|-------------------|---------|---------------------------|-------------------|
| 69 m2      | 1                   | 2023/07/01        | A1      | Market Value R 848,000.00 | REGION A WARD 112 |

Invoice Number: 226000351089

Next Reading Date: 2025/09/19

Client VAT Number:

Deposit: R 0.00

**Account Number: 552579644**

**PIN CODE: xxxxxx**

Previous Account Balance

25,149.39

Sub Total

25,149.39

Interest on Arrears

42.57

Current Charges (Excl. VAT)

745.88

VAT @ 15%

46.50

| 90 DAYS + | 60 DAYS  | 30 DAYS  | CURRENT | INSTALMENT PLAN | TOTAL AMOUNT OUTSTANDING | Total Due |            |
|-----------|----------|----------|---------|-----------------|--------------------------|-----------|------------|
| 22,994.86 | 1,080.63 | 1,073.90 | 834.95  | 0.00            | 25,984.34                | Due Date  | 25,984.34  |
|           |          |          |         |                 |                          |           | 2025/09/19 |

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 5525796446



Postal Office 0146 552579644



516008800111159 55257964401

Date: 2025/09/04

PASEKA BATSHEGI SEBOLECWE

Acc. No.: 552579644

880 LEVER ROAD



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 552579644

|           |            |
|-----------|------------|
| Total Due | 25,984.34  |
| Due Date  | 2025/09/19 |



**Account Number: 552579644**

| <b>City of Johannesburg<br/>Property Rates</b>                                                                                                                                | <b>VAT 4760117194</b> | <b>Sub - Total</b>         | <b>Total<br/>Amount</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------|-------------------------|
| Category of Property: Property Rates Residential<br>R 848,000.00 X R 0.0095447 / 12 ( Billing Period 2025/09 )<br>Less rates on first R300 000.00 of market value<br>VAT: 0 % |                       | 674.50<br>- 238.62<br>0.00 | 435.88                  |

| <b>PIKITUP<br/>Refuse</b>         | <b>VAT 4790191292</b> | <b>Sub - Total</b> | <b>Total<br/>Amount</b> |
|-----------------------------------|-----------------------|--------------------|-------------------------|
| Refuse Residential<br>VAT: 15.00% |                       | 310.00<br>46.50    | 356.50                  |

**Current Charges (Including VAT)**

**792.38**

**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.

**ANGOR Property Specialists (Pty) Ltd** Residential Property Management  
**Reg No** 2005/004571/07 | **VAT No** 4220176988 | **Website** www.angor.co.za | **Email** info@angor.co.za  
**Tel** 087 006 0011 | **Fax** 086 679 6601 | **PO Box** 787319, Sandton, 2146  
**Head Office** First Floor, Wrigley Field, The Campus, Corner of Sloane Street and Main Road, Bryanston, Sandton, 2021



## Levy Statement / Tax Invoice

### Katara Body Corporate

SEBOLECWE, PASEKA BATSHEGI  
 8 Katara  
 Cnr George & Lever Road  
 Noordwyk  
 Midrand 1684

|                        |             |
|------------------------|-------------|
| <b>Statement Date:</b> | 1-Oct-2025  |
| <b>Payments Up To:</b> | 27-Sep-2025 |
| <b>Premises:</b>       | UNIT 8      |

You must use the following reference on your payment:

**KAT0008A**

Amount Due:

**R56 894.95**

## Transactions

| Date               | Details                                                                                         | Debit      | Credit | Balance           |
|--------------------|-------------------------------------------------------------------------------------------------|------------|--------|-------------------|
| 1-Aug-2025         | Balance Brought Forward                                                                         | R53 031.11 |        | R53 031.11        |
| 1-Sep-2025         | Electricity: Open 74705 (30-Jun-2025) Close 74829 (30-Jul-2025) 124 Units (Ave 4.1 Units p/day) | R367.27    |        | R53 398.38        |
| 1-Sep-2025         | Water: Open 631 (30-Jun-2025) Close 631 (30-Jul-2025) 0 Units                                   | R0.00      |        | R53 398.38        |
| 1-Sep-2025         | Levy - Standard                                                                                 | R1 103.09  |        | R54 501.47        |
| 1-Sep-2025         | Domestic Effluent                                                                               | R230.00    |        | R54 731.47        |
| 1-Sep-2025         | Common Property Electricity                                                                     | R128.95    |        | R54 860.42        |
| 1-Sep-2025         | Levy - CSOS                                                                                     | R19.24     |        | R54 879.66        |
| 1-Sep-2025         | Maintenance Plan - 10 Year                                                                      | R100.00    |        | R54 979.66        |
| 1-Oct-2025         | Electricity: Open 74829 (30-Jul-2025) Close 74952 (29-Aug-2025) 123 Units (Ave 4.1 Units p/day) | R364.30    |        | R55 343.96        |
| 1-Oct-2025         | Water: Open 631 (30-Jul-2025) Close 631 (29-Aug-2025) 0 Units                                   | R0.00      |        | R55 343.96        |
| 1-Oct-2025         | Levy - Standard                                                                                 | R1 103.09  |        | R56 447.05        |
| 1-Oct-2025         | Domestic Effluent                                                                               | R230.00    |        | R56 677.05        |
| 1-Oct-2025         | Common Property Electricity                                                                     | R99.25     |        | R56 776.30        |
| 1-Oct-2025         | Levy - CSOS                                                                                     | R18.65     |        | R56 794.95        |
| 1-Oct-2025         | Maintenance Plan - 10 Year                                                                      | R100.00    |        | R56 894.95        |
| <b>Amount Due:</b> |                                                                                                 |            |        | <b>R56 894.95</b> |

#### Bank Details

**Bank:** ABSA Bank

**Branch Code:** 632005

**Account Name:** Katara Body Corporate

**Account Number:** 4113462985

#### Important: No cash payments at our offices

1. All amounts are due and payable in advance on the 1st (first) day of each month
2. Should this account not be queried within 14 days we accept this as correct
3. Payments are accepted without prejudice and will be allocated firstly against any arrear levies and utilities, thereafter to current levies due.

Please note:

Thank you for your valued support.