

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

CASE NUMBER: 2022-033124

In the matter between:

FIRSTRAND BANK LIMITED

Plaintiff

And

LECHESA: MOEKETSI ADDISON

Defendant

IDENTITY NUMBER: 830627 5872 086

NOTICE OF SALE IN EXECUTION - AUCTION

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of **R1,125,102.75** will be held at **Sheriff Halfway House-Alexandra**, against the above named Defendants, and has arranged for the immovable property to be sold by the **Sheriff of the High Court Halfway House-Alexandra, 614 James Crescent, Halfway House** on **31 March 2026** at **11h00** of the undermentioned property on the conditions which will lie for inspection at the offices of the **Sheriff Halfway House-Alexandra** prior to the sale:

CERTAIN

Erf 622 Vorna Valley Township

Registration Division I.R

The Province of Gauteng

In extent 1227 (one thousand two hundred and twenty seven) square metres

Held by deed of transfer T17171/2018

Which bears the physical address: **6 Rudi Neitz Street, Vorna Valley, Midrand**

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

THE PROPERTY IS ZONED: RESIDENTIAL DWELLING CONSISTING OF: MAIN DWELLING: 1 ENTRANCE HALL, 1 LOUNGE, 1 DINING ROOM, 1 STUDY, 1 KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 2 SHOWERS, 2 WC'S, 1 DRESSING ROOM, 2 OUT GARAGES, 2 CARPORTS, 1 SERVANTS QUARTERS, 1 COVERED PATIO.

THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS"

TERMS:

1. The Purchaser shall pay Auctioneer's commission as follows:-
 - 1.1 6% on the first R100 000.00;
 - 1.2 3.5% on R100,001.00 to R400,000.00; and
 - 1.3 1.5% on the balance of the proceeds of the sale,subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT.
- 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the 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 within 21 days from the date of sale.

- 3** The rules of auction are available 24 hours prior to the Auction at the offices of the **Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House.**

Registration As Buyer Is A Pre-Requisite Subject To Conditions, *Inter Alia*:

- (a) Directive of the Consumer Protection Act 68 of 2008
(URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>)
- (b) Fica-Legislation – Proof of identity and address particulars
- (c) Payment of a registration fee
- (d) Registration conditions

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the **SHERIFF HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE.**

DATED AT SANDTON on this the 2ND day of February 2026



VAN HULSTEYNS
Applicant's Attorneys
Suite 25, 3rd Floor
Katherine and West Building
Corner Katherine and West Streets
Sandown
Sandton
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REF: C PILLAY/MAT19305



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

SEARCH CRITERIA

Search Date	2026/02/25 09:45	Erf Number	622
Reference	-	Portion Number	-
Report Print Date	2026/02/25 09:46	Deeds Office	Pretoria
Township	vorna valley	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T7212/1980
Township	VORNA VALLEY	Local Authority	CITY OF JOHANNESBURG
Erf Number	622	Province	GAUTENG
Portion Number	0	Extent	1227.0000SQM
Registration Division	IR	LPI Code	TOIR09520000062200000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.002611 / 28.109531
Suburb / Town**	VORNA VALLEY		

OWNER INFORMATION (1)

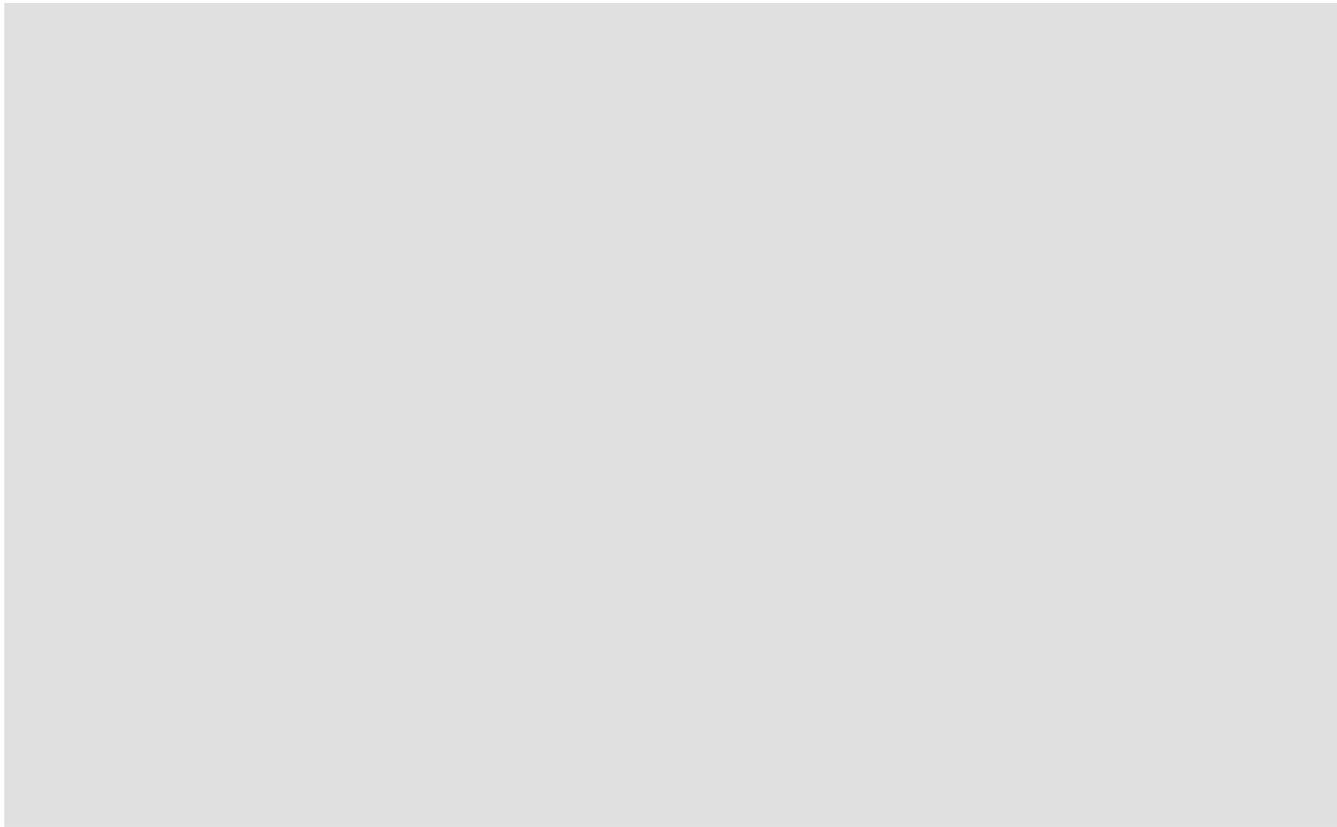
LECHESA MOEKETSI ADDISON		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	T17171/2018
ID Number		Microfilm / Scanned Date	-
Name	LECHESA MOEKETSI ADDISON	Purchase Price (R)	1 500 000
Multiple Owners**	NO	Purchase Date	2017/11/03
Multiple Properties**	NO	Registration Date	2018/03/13
Share (%)	-		

ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B8687/2018	FIRSTRAND BANK LTD	1 500 000	-
2	I-3231/2024AT	33124/2022	-	-

DISCLAIMER

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 Johannesburg 2000

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 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

MARIUS HENDRIK ANDRIES & NATALIE DERKS
 20 Kokkerwiet Avenue
 VORNA VALLEY
 1685

Date	2026/02/05
Statement for	February 2026
Physical Address	18 KOKKEWIET AVENUE
Stand No./Portion	00001492 - 00000 - 00
Township	VORNA VALLEY EXT.30

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
955 m2	1	2023/07/01	A1	Market Value R 2,079,000.00	Region A Ward 132

Invoice Number : 232000481710	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 3,019.92

Account Number 552710419	(PIN Code:216572)
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Previous Account Balance	242,560.48
Sub Total	242,560.48
Interest on Arrears	644.94
Current Charges (Excl. VAT)	5,481.97
VAT @ 15%	610.04

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
222,828.70	9,949.39	9,782.39	6,736.95	0.00	249,297.43

Total Due	249,297.43
Due Date	2026/03/02

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.
 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 : 2026/02/05 MARIUS HENDRIK ANDRIES & NATALIE DERKS
 Acc. No. : 552710419 - 18 KOKKEWIET AVENUE, , VORNA VALLEY EXT.30

EasyPay	>>>> 91115 5527104193
SAPO	0146 552710419

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 552710419

>>>> 516008800111159 55271041908

Account Number 552710419			
Johannesburg Water		Amount	Sub Total
Water & Sanitation	VAT No. 4270191077		
Category of Water: Consumption - Residential (Reading period = 2025/12/11 to 2026/01/14 = 35 days) Meter: 140169322; Register: 1; Multiply factor: 1; Start reading: 1,920.000; End reading: 1,942.000; Difference: 22.000; Consumption: 22.000; Units: KL; Type: Actual Readings. Daily average consumption 0.629 KL Charges for 22.000 KL are based on a sliding scale for a 35 day period Step 1 6.899 KL @ R 0.0000 (Billing Period 2026/02) 0.00 Step 2 4.600 KL @ R 29.840 137.26 Step 3 5.749 KL @ R 31.150 179.08 Step 4 4.752 KL @ R 43.670 207.52 Extended Social Package Grant 0.00 Demand Management Levy (Billing Period 2026/02) 65.08 Category of Sewer: Residential Sewer monthly charge based on Stand size 955 m2 (Billing Period 2026/02) 697.73 VAT: 15.00% (Total Amount: 1,286.67) 193.00			1,479.67
City Power			
Electricity	VAT No. 4710191182		
(Reading period = 2025/11/02 to 2026/02/01 = 92 days) Meter: 14216124645; Register: ; Multiply factor: ; Start reading: 77,696.000; End reading: 79,971.000; Difference: 2,275.000; Consumption: 2,275.000; Units: kWh; Type: Actual Readings. Daily average consumption 24.728 kWh Charges for 2,275.000 kWh are based on a sliding scale for a 92 day period Reversal of interim charges - 2,693.27 Reversal of interim charges - 2,215.62 Reversal of interim charges 0.00 Reversal of interim charges - 48.64 Reversal of interim charges - 260.85 Step 1 1,511.294 kWh @ R 2.6444 (Billing Period 2026/02) 3,996.47 Step 2 763.706 kWh @ R 3.0348 2,317.69 Extended Social Package Grant 0.00 Network Surcharge kWh 0.00 Network Surcharge kWh 45.84 Registered Social Landlord Rebate 0.00 Service charge (Billing Period 2026/02) 278.98 Network charge (Billing Period 2026/02) 903.69 VAT: 15.00% (Total Amount: 2,324.29) 348.64			2,672.93
City of Johannesburg			
Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Residential R 2,079,000.00 X R 0.0095447 / 12 (Billing Period 2026/02) 1,653.63 Less rates on first R300 000.00 of market value - 238.62 VAT: 0 % 0.00			1,415.01
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse Residential (Billing Period 2026/02) 456.00 VAT: 15.00% (Total Amount: 456.00) 68.40			524.40
Current Charges (Incl. VAT)			6,092.01

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.

Case Number	33124/2022	Lot No	7
Court Jurisdiction	High Court		
Court Name	Johannesburg		
Plaintiff Attorney	Van Hulsteyn Attorneys		
Auction Date	31/3/2026		

Firststrand Bank Ltd

Bondholder

Firststrand Bank Ltd

Plaintiff

vs

Moeketsi Addison Lechesa

Defendant

6 Rudi Neitz street
Vorna Valley

Immovable
Property

Rule 46A - High Court Reserve	R1,125,102.75
Rule 46(5) - Bondholder Reserve	R -
Interest Rate	7.20%

Purchase Price:

Buyer Number:

Notes:
