

REF: MAT446872

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

CASE NUMBER: 45743/2021

In the matter between:

ABSA BANK LIMITED

Judgment Creditor

And

CHAITAMWARI CLEMENCE MLAMBO

1st Judgment Debtor

CLARA MLAMBO

2nd Judgment Debtor

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, the Property shall be sold by the Sheriff HALFWAY HOUSE - ALEXANDRA to the highest bidder subject to a reserve price of R300 000.00 and will be held at 614 JAMES CRESCENT, HALFWAY HOUSE on 30 JUNE 2026 at 11H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 614 JAMES CRESCENT, HALFWAY HOUSE, prior to the sale.

A UNIT CONSISTING OF:

- (a) SECTION NO. 18 as shown and more fully described on Sectional Plan No. SS785/2005 in the scheme known as COUNTRY VIEW in respect of the land and building or buildings situate at ERF 644 COUNTRY VIEW EXTENSION 13 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 70 (SEVENTY) square metres in extent;

and 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 under Deed of Transfer No. ST77456/2007

- (b) An exclusive use area described as PARKING P18 measuring 12 (Twelve) square metres being as such part of the common property, comprising the land and the scheme known as COUNTRY VIEW in respect of the land and building or buildings situate at ERF 644 COUNTRY VIEW EXTENSION 13 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan No. SS785/2005 held by Notarial Deed of Cession No. SK4351/2006S

HELD under Deed of Transfer No. ST77456/2007

situated at UNIT 18 COUNTRY VIEW 29 SONNEBLOM ROAD, COUNTRY VIEW EXT 13

Situated in the Magisterial District of HALFWAY HOUSE - ALEXANDRA.

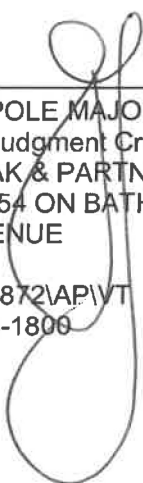
The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

MAIN BUILDING:	LOUNGE / DINING ROOM, 2 BEDROOMS, KITCHEN, 1 BATHROOM, 1 SHOWER, 1 BATH, 1 TOILET.
OUTSIDE BUILDINGS:	NONE.
SUNDRIES:	SMALL GARDEN.

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

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

DATED at BOKSBURG on 1 APRIL 2026



HAMMOND POLE MAJOLA INC.
Attorneys of Judgment Creditor
C/O VERMAAK & PARTNERS INC
3RD FLOOR 54 ON BATH
54 BATH AVENUE
ROSEBANK
Ref: MAT446872\AP\VT
Tel: (011) 874-1800

HAMMOND POLE

ATTORNEYS

Telephone: 011 874 1800 | Facsimile: 011 823 0568
Address: Blocks 4, 5 & 6 HP&D Park Pond Road, Boksburg
P O Box: 25319, East Rand 1462, DX 2 Boksburg
E-mail: info@hammondpole.co.za
www.hammondpole.co.za

YOUR REF

OUR REF MAT446872/Anja Pepl
DATE 22 May 2026

**THE FINANCIAL OFFICER
CITY OF JOHANNESBURG**

Dear Sir/Madam

**REQUEST FOR A COPY OF THE LATEST MUNICIPAL ACCOUNT OF CERTAIN
PROPERTIES FOR SUBMISSION TO THE RELEVANT FINANCIAL
INSTITUTION THAT HAS ISSUED INSTRUCTIONS REGARDING A
FORECLOSURE ACTION**

Certain financial institutions that issue this firm with an instruction to commence a foreclosure action wish to be advised by us as to the status of the municipal account of the relevant property.

Thus in order to place us in a position to comply with this request you are kindly requested to hand the bearer of this letter a copy of the latest municipal account in respect of the undermentioned property:

**ABSA BANK LIMITED / CHAITAMWARI CLEMENCE MLAMBO
SECTION 18 COUNTRY VIEW
ERF 664 COUNTRY VIEW EXTENSION 13 TOWNSHIP
ACC NR: (AT THE TOWN COUNCIL)**

PLEASE CONFIRM IF THIS INCLUDES THE SECTION 118(3) FIGURES.

Your co-operation herein is truly appreciated.

Yours faithfully
Hammond Pole Attorneys

Per: Anja Pepler
E-Mail: AnjaP@hammondpole.co.za



a world class African city

Tel : (011) 375 5555
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PO Box 5000
Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194
VAT NO. : JOHANNESBURG WATER - 4270191077

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

MLAMBO
F018 COUNTRY VIEW ESTATE 344
SONNEBLOM
F018 STREET
COUNTRY VIEW
1687

Date	2026/05/07
Statement for	May 2026
Physical Address	29 SONNEBLOM STREET
Stand No./Portion	18 COUNTRY VIEW
Township	COUNTRY VIEW EXT.13

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
70 m2	1	2023/07/01	A1	Market Value R 658,000.00	REGION A WARD 112

Invoice Number : 226000565938	Group :	Next Reading Date :
Client VAT Number : 9999999999		Deposit Paid : R 0.00

Account Number 901054072	(PIN Code:980702)
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Previous Account Balance	80,793.21
Sub Total	80,793.21
Interest on Arrears	43.63
Current Charges (Excl. VAT)	757.44
VAT @ 15%	36.90
Total Due	81,631.18
Due Date	2026/05/22

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
78,633.31	1,074.91	1,084.99	837.97	0.00	81,631.18

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 : 2026/05/07 MLAMBO
Acc. No. : 901054072 - 29 SONNEBLOM STREET , COUNTRY VIEW EXT.13

EasyPay	>>>>> 91115 9010540723
SAPO	0146 901054072

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 901054072

>>>>> 516008800111159 90105407204

Account Number 901054072

City of Johannesburg

Property Rates

VAT No. 4760117194

Amount

Sub Total

Category of Property: Property Rates Residential

R 658,000.00 X R 0.0095447 / 12 (Billing Period 2026/05)

Less rates on first R300 000.00 of market value

Add Section 15 of MPRA adjustment

VAT: 0 %

523.37

- 238.62

226.69

0.00

511.44

PIKITUP

Refuse

VAT No. 4790191292

Refuse Residential (Billing Period 2026/05)

VAT: 15.00% (Total Amount: 246.00)

246.00

36.90

282.90

Current Charges (Incl. VAT)

794.34

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.



Country View Body Corporate

ADDRESS

Reg No: SS 616/2013

Email.: maintenance2@asiproperty.co.za

Contact No.: 073-341-5740 or 011-794-8648

MLAMBO CHAITAMWARI CLEMENCE & CLARA

Unit No 18

Reference: MLA001-U18

Tel: 27834741691

Email: Clemencemlambo@yahoo.co.uk

STATEMENT

DATE

2026-06-01

Date	Source	Description	Debit	Credit	Cumulative
2026-03-01		Balance b/f	6122.83	0	6 122.83
2026-03-01	Invoice	<u>INV14433</u>	2002.65	0	8 125.48
2026-03-09	Journal Batch 188	Interest on arrears balance of R 6 122.83 as at 2026-02-28 (15.50% p.a).	79.09	0	8 204.57
2026-03-09	Invoice	<u>INV14657</u>	100.00	0	8 304.57
2026-03-16	Invoice	<u>INV14700</u>	138.00	0	8 442.57
2026-04-01	Invoice	<u>INV14689</u>	45.00	0	8 487.57
2026-04-01	Invoice	<u>INV14736</u>	2002.65	0	10 490.22
2026-04-09	Invoice	<u>INV15012</u>	300.00	0	10 790.22
2026-04-20	Journal Batch 191	Interest on arrears for period 2026-03-02 to 2026-03-31. (15.50% p.a).	105.34	0	10 895.56
2026-05-01	Invoice	<u>INV15048</u>	2002.65	0	12 898.21
2026-05-07	Journal Batch 193	Interest on arrears for period 2026-04-08 to 2026-04-30. (15.50% p.a).	104.39	0	13 002.60
2026-05-08	Invoice	<u>INV15311</u>	500.00	0	13 502.60
2026-05-15	Invoice	<u>INV15294</u>	115.00	0	13 617.60
2026-06-01	Invoice	<u>INV15331</u>	2002.65	0	15 620.25

120+ days	90+ days	60+ days	30+ days	Current
6 122.83	2 319.74	2 452.99	2 722.04	2 002.65
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 63156415846 Branch Code: 250655 Reference: MLA001-U18 Account Holder: COUNTRY VIEW Account Type: CURRENT Branch Name: UNIVERSAL				Total Due R 15 620.25

Deeds Office Property

SS COUNTRY VIEW, 785/2005, 18, PRETORIA

Lexis® WinDeed



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	2026/02/18 09:48	Scheme Number	785
Reference	MAT446872	Scheme Type	UNIT
Report Print Date	2026/02/18 09:48	Unit Number	18
Scheme Name	SS COUNTRY VIEW	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS COUNTRY VIEW	Local Authority	CITY OF JOHANNESBURG
Scheme Number	785	Province	GAUTENG
Situated at	COUNTRY VIEW EXT 13;644;0	Extent	70.0000
Scheme Year	2005	LPI Code	T0JR00400000064400000
Unit Number	18	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.939467 / 28.128343
Suburb / Town**	-		

OWNER INFORMATION (2)

MLAMBO CHAITAMWARI CLEMENCE		Owner 1 of 2	
Person Type**	PRIVATE PERSON	Document	ST77456/2007
ID Number		Microfilm / Scanned Date	-
Name	MLAMBO CHAITAMWARI CLEMENCE	Purchase Price (R)	560 000
Multiple Owners**	NO	Purchase Date	2007/02/01
Multiple Properties**	NO	Registration Date	2007/06/12
Share (%)	-		

DISCLAIMER

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OWNER INFORMATION (2)

MLAMBO CLARA			Owner 2 of 2
Person Type**	PRIVATE PERSON	Document	ST77456/2007
ID Number	740824	Microfilm / Scanned Date	-
Name	MLAMBO CLARA	Purchase Price (R)	560 000
Multiple Owners**	NO	Purchase Date	2007/02/01
Multiple Properties**	NO	Registration Date	2007/06/12
Share (%)	-		

ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-794/2023AT	45743/2021	-	-
2	SB95610/2007	ABSA BANK LTD	510 000	-
3	SK6150/2005S	-	-	-

HISTORIC DOCUMENTS (6)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	SB127939/2005	-	-	-
2	SB92427/2006	-	-	-
3	ST785-18/2005	P J J VAN VUUREN BELEGGINGS PTY LTD	CRST	-
4	ST114047/2005	STANDER MARTHA	395 000	-
5	ST73034/2006	BEKKER MELINDA	480 000	-
6	ST73034/2006	ATKINSON TIMOTHY ANTHONY	480 000	-

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