



- (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 ST58463/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF THE COUNTRY VIEW HOMEOWNERS ASSOCIATION NPC**

**MAGISTERIAL DISTRICT: JOHANNESBURG NORTH**

**ALSO KNOWN AS:** 14 MARSH ROSE COUNTRY VIEW ESTATE, SONNEBLOM STREET, COUNTRY VIEW EXTENSION 1, GAUTENG PROVINCE

Particulars of the property and the improvements thereon are provided herewith but are **not guaranteed**.

**A dwelling consisting of: MAIN BUILDING:** Freestanding single storey, Block walls, Tiles and wooden floors. 3x bedrooms, 2x bathrooms, 2x showers, 2x toilets, 2x bathtubs, kitchen, lounge, dining room and 1 Garage

Zoning: General residence

Consumer Protection Act 68 of 2008

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.info.gov.za/view/DownloadFileAction?id=99961>)
- (b) FICA-legislation – proof of identity and address particulars
- (c) Registration Conditions
- (d) Payment of a registration fee of **R50,000.00** in cash or EFT that must reflect in the Sheriff's account prior to the sale
- (e) Registration form to be completed before the Auction

The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by way of EFT, on the day of sale.

The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney and shall be furnished to the Sheriff within 21 (twenty-one) days after the sale.

The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions.

Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer.

Inspect conditions at **THE SHERIFF HALFWAY HOUSE - ALEXANDRA'S OFFICE, 614 JAMES CRESCENT, HALFWAY HOUSE. TELEPHONE NUMBER: (011) 315-1074.**

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 PRETORIA on the 28<sup>th</sup> day of **NOVEMBER 2025**.



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**ATTORNEYS FOR PLAINTIFF**  
STRYDOM BRITZ MOHULATSI INC.  
BUILDING A, MENLYN WOODS OFFICE PARK  
291 SPRITE AVENUE, FEARIE GLEN  
PRETORIA  
DOCEX: 120, PRETORIA  
TEL NUMBER: (012) 365 1887  
E-MAIL: xania@sbmattomeys.co.za  
**REF: MRS. M. JONKER / A ELS/XT / DG40800**



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Computer generated

**COPY OF TAX INVOICE**

LEBOHANG EDNAH LEOTO  
12/231 MARSH ROSE  
COUNTRY VIEW EXT 1  
1686

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	2026/01/07
Statement For	January 2026
Physical Address	12/231 COUNTRY VIEW EXT.1 TS
Stand No./Portion	14 MARSH ROSE
Township	COUNTRY VIEW EXT.1

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
141 m2	1	2023/07/01	A1	Market Value R1,269,000.00	REGION A WARD 112

Invoice Number: 40006649498      Next Reading Date: 2026/01/22  
Client VAT Number:      Deposit: R 0.00

**Account Number: 556090586**

Previous Account Balance	66,290.73
Sub Total	66,290.73
Interest on Arrears	69.81
Current Charges (Excl. VAT)	1,097.74
VAT @ 15%	49.05

90 DAYS+	60 DAYS	30 DAYS	CURRENT	INSTALLMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
63,400.12	1,448.86	1,441.75	1,216.60	0.00	67,507.33	<b>67,507.33</b>
						<b>Due Date</b>
						<b>2026/01/22</b>

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 – 31 Oct 2026. For more info, visit [www.joburg.org.za](http://www.joburg.org.za).  
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](mailto:complaints@joburgombudsman.org.za)



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**Remittance Advice:**

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

Date:	2026/01/07	LEBOHANG EDNAH LEOTO
Acc. No.:	556090586	12/231 COUNTRY VIEW EXT.1 TS

 EasyPay 91115 5560905860

 Postal Office 0146 556090586

 **Standard Bank** 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 556090586



516008800111159 55609058602

<b>Total Due</b>	67,507.33
<b>Due Date</b>	2026/01/22



**Account Number: 556090586**

<b>City of Johannesburg Property Rates</b>	<b>VAT 4760117194</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Category of Property: Property Rates Residential R 1,269,000.00 X R 0.0095447 / 12 ( Billing Period 2026/01 ) Less rates on first R300 000.00 of market value VAT: 0 %		1,009.36 -238.62 0.00	770.74

<b>PIKITUP Refuse</b>	<b>VAT 4790191292</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Refuse Residential ( Billing Period 2026/01 ) VAT: 15.00%		327.00 49.05	376.05

<b>Current Charges (Including VAT)</b>	<b>1,146.79</b>
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**Where can a payment be made?**

Any CoJ Office; and Post Office; and 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.



Head Office  
Mowbray House, Fourways Golf Park  
Roos Street, Fourways  
Private Bag X1 Witkoppen 2068  
Tel: 011 707 0000  
info@whitfields.co.za www.whitfields.co.za

15<sup>th</sup> January 2026

Account Number: **MRS0014C**  
**LEBOGANG EDNAH LEOTO**  
**Countryview Gardens , Cnr Sonneblom & Stralitzia , Midrand**

Good day,

**Marsh Rose**

Your email on even date refers:

Please see the figures below as requested. Please also note the figures provided are **NOT CLEARNCE FIGURES**.

As of today's date, the total amount due is **R 225 071.97** which includes the **Jan 2026** levy charges.

Monthly Costs:	R 3 148.07
Monthly levy	R 2 184.00
CSOS Levy	R 33.68
Reserve Levy	R 128
Effluent	R 802.39

Please contact Sashni@kalaw.co.za for the legal fees. Please quote their reference number: MRMAT3011-2

Kind regards,

Given Msimango on behalf of Manqoba  
Legal Recoveries Administrator  
0117070000  
[www.whitfields.co.za](http://www.whitfields.co.za)