

AUCTION
IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, PRETORIA)

In the matter between

Case number : 27083/2024

FIRSTRAND BANK LIMITED

Execution Creditor

and

MOLEKO SEBASTIAN JOHNSON

Execution Debtor

NOTICE OF SALE IN EXECUTION

IN EXECUTION OF A JUDGMENT OF THE **HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, PRETORIA)**, IN THE SUIT, A SALE **WITH A RESERVE OF R2 363 222,34** WILL BE HELD AT THE OFFICES OF THE SHERIFF HALFWAY HOUSE-ALEXANDRA AT **614 JAMES CRESCENT, HALFWAY HOUSE ON 24 FEBRUARY 2026** AT 11H00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE CONDITIONS WHICH MAY BE INSPECTED AT THE OFFICES OF THE SHERIFF, PRIOR TO THE SALE. 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.

Certain: **ERF 733 BLUE HILLS EXTENSION 11 TOWNSHIP
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG**
Measuring: **5004 (FIVE THOUSAND AND FOUR) SQUARE METRES
HELD BY DEED OF TRANSFER NUMBER T60081/2018
SUBJECT TO THE CONDITIONS THEREIN CONTAINED**

**PHYSICAL AND DOMICILIUM ADDRESS : 733 JACANA DRIVE, BLUE HILLS EXT 11
MIDRAND**

Zoned : Residential

IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof)
MAIN BUILDING:Comprising of **VACANT STAND**

The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at www.greengazette.co.za. The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date of the 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 or his or her attorney, and shall be furnished to the sheriff within 21 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 conditions. Should the purchaser receive possession of the property the purchaser shall be liable for occupation rental at the following rate: 1% calculated on the purchase price per month as per date of sale to date of transfer of property. All bidders are required to present their Identity

Document together with their proof of residence for FICA compliance. All bidders are required to pay R50 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a bidders card.

COETZER & PARTNERS
ATTORNEY FOR PLAINTIFF
343 FARENDEN STREET
ARCADIA, PRETORIA
(KFJ045/ar/F COETZER
TEL: (012-343-2560)



**ERF 733, BLUE HILLS EXT 11, P:0
(PRETORIA)**
Deeds Office Property Erf

2 Waterford Mews, Century City, Cape Town, 7441
Tel: +27 87 330 7577 - NCR Reg No: NCRCB30
Website: <https://www.searchworks.co.za>

SEARCH INFORMATION

Summary

Search Type	DEEDS OFFICE PROPERTY ERF
Search Description	ERF 733, BLUE HILLS EXT 11, P:0 (PRETORIA)
Reference	KFJ045
Date	02/06/2025

ERF INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	ERF
Township	BLUE HILLS EXT 11
Erf Number	733
Portion Number	0
Remainder	NO
Previous Description	-
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Diagram Deed	T30425/2014
Size	5004.0000 SQM
LPI Code	TOJR05430000073300000
Street Address	-

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
JOHNSON MOLEKO SEBASTIAN		R3300000.00	08/12/2017

OWNER INFORMATION

Owner 1 of 1

Owner Name	JOHNSON MOLEKO SEBASTIAN
ID / Reg. Number	
Owner Type	PERSON
Title Deed	T60081/2018
Purchase Date	08/12/2017
Registration Date	22/08/2018
Purchase Price	R3300000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20180830 16:09:06

ENDORSEMENT(S)

Document Number	Microfilm Reference Number	Institution	Value
B32168/2018	20180830 16:05:12	FIRSTRAND BANK LTD	R1 980 000,00
I-1413/2025AT	20250523 09:10:23	27083/2024	R0,00
I-9448/2012C	20240208 08:26:28	-	R0,00
K3763/2012S	20120904 10:49:42	-	R0,00

REPORT INFORMATION

Date of Information	02/06/2025 12:18	
Print Date	02/06/2025 12:19	
Generated By	AMANDA ROOS	
Reference	KFJ045	
Report Type	DEEDS OFFICE PROPERTY ERF	

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E-mail :
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

NEO + MOLEKO'S INVESTMENT (PTY) LTD
43 SUMMIT PLACE
HALFWAY GARDENS
1686

Date	2026/01/07
Statement for	January 2026
Physical Address	9 JACANA LANE
Stand No./Portion	00000733 - 00000 - 00
Township	BLUE HILLS EXT.11

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
5004 m2	1	2023/07/01	A1	Market Value R 3,502,000.00	Region A WARD 94

Invoice Number : 148006208874	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 555456009	(PIN Code:276709)
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Previous Account Balance	311,715.23
Sub Total	311,715.23
Interest on Arrears	684.90
Current Charges (Excl. VAT)	14,017.00
VAT @ 15%	431.22

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
281,645.43	15,070.74	14,999.06	15,133.12	0.00	326,848.35

Total Due	326,848.35
Due Date	2026/02/02

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.
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 : 2026/01/07 NEO + MOLEKO'S INVESTMENT (PTY) LTD
Acc. No. : 555456009 - 9 JACANA LANE, , BLUE HILLS EXT.11

EasyPay >>>> 91115 5554560093

SAPO 0146 555456009

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 555456009

>>>> 516008800111159 55545600905



One-stop property solutions

Registration No: 1989/003678/07
 Vat Registration No: 4390110577



Account Queries Tel:
 Community Schemes Manager Tel: 021 2145200

STATEMENT / TAX INVOICE

Date: Feb 2026	Invoice No: 911E0733000 202602	Property: 733 Blue Hills Equestrian Estate Home Owners Association	Account Number/Payment Ref 911E0733000	Amount Due R0.00
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Johnson M S Mr C/o Ms Obakeng Sepeng 1773 Banchory Street Blue Valley Golf Estate, Centurion, Gauteng 0157, RSA Receipts captured to: 12 Jan 2026	Staff Contacts: Client Account Administrator Community Scheme Manager Community Scheme Administrator Maintenance Administrator Divisional manager Caretaker / Estate Manager	Name: Buhle Dlamini Nicky Perufsky Susan Fouche Jillian Hendricks	Email: buhled@trafalgar.co.za nickyp@trafalgar.co.za susant@trafalgar.co.za jillianh@trafalgar.co.za	Property address: Blue Hills Equestrian Estate Mopani Road Blue Hills, Midrand 1685
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Date	Desc	Excluding VAT	VAT	Total
	BALANCE B/F	6,099.77		6,099.77
01 Oct 2025	Receipts	-6,099.77		-6,099.77
01 Nov 2025	Receipts	-6,037.25		-6,037.25
01 Dec 2025	Receipts	-6,217.17		-6,217.17
01 Jan 2026	Receipts	-6,217.17		-6,217.17
01 Nov 2025	Csos Levies for 202511	40.00		40.00
01 Dec 2025	Csos Levies for 202512	40.00		40.00
01 Jan 2026	Csos Levies for 202601	40.00		40.00
01 Nov 2025	HOA Levy - 202511 733	5,997.25		5,997.25
01 Dec 2025	HOA Levy - 202512 733	5,997.25		5,997.25
01 Dec 2025	HOA Levy - Dec Increase	179.92		179.92
01 Jan 2026	HOA Levy - 202601 733	6,177.17		6,177.17
TOTAL DUE		R0.00	R0.00	R0.00

Messages Please email statements@trafalgar.co.za if you would like to change your monthly Trafalgar statement password Your email instruction will be archived for record purposes concerning the password change	Banking Details Bank: Standard Bank Account Name: Trafalgar Property Management Account No: 270739335 Branch Code: 051001 Payment Ref. Number: 911E0733000
Payment options: Download a Debit Order form: https://www.trafalgar.co.za/paymentoptions.pdf Trafalgar Monthly E-Magazine: https://www.trafalgar.co.za/debitorderform.pdf https://www.estate-living.co.za/trafalgar/	Change of address: As required by law, please send us your new address within 14 days of any change of address.

