

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

CASE NO: 2022/10247

In the matter between:

INVESTEC BANK LIMITED

Execution Creditor

and

MESHAK MULAUDZI

Judgment Debtor

(Identity Number: 870429 5937 089)

NOTICE OF SALE IN EXECUTION (AUCTION)
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This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 27 October 2022 in terms of which the following property will be sold in execution on **9 December 2025 at 11h00 at Sheriff of the High Court Halfway House-Alexandra at 614 James Crescent, Halfway House** to the highest bidder, without a reserve price:

PROPERTY DESCRIPTION:

A UNIT CONSISTING OF –

- (a) SECTION NUMBER 66 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS691/2015 IN THE SCHEME KNOWN AS LILYFIELD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 2816 NOORDWYK EXTENSION 85 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SAID SECTIONAL PLAN IS 53 (FIFTY THREE) SQUARE METRES IN EXTENT, AND**
- (b) AN UNDIVIDED SHARE IN AND TO THE COMMON PROPERTY N 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 ST12891/16
SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE
DEED**

THE PROPERTY IS ZONED: RESIDENTIAL

The property is situated at **Unit 66 Lilyfield Complex, cnr Lever Road & Kiaat Street, Noordwyk Ext 85, Johannesburg** and consists of **lounge, 2 bedrooms, kitchen, 1 bathroom**

(the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots")

ADDITIONS:

None


Take note that:

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.

Take further note that:

1. this sale is a sale in execution pursuant to a judgment obtained in the above court on 27 October 2022;
2. no reserve price was set by the above court;
3. the Rules of this auction is available 24 hours before the auction at the office of the Sheriff Halfway House-Alexandra;
4. registration as a buyer, subject to certain conditions, is required i.e.
 - A) directive of the **Consumer Protection Act 68 of 2008** (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
 - B) FICA - legislation i.r.o. proof of identity and address particulars;
 - C) payment of the registration fee in the amount of R50,000.00 prior to participating in the sale;
 - D) registration conditions;
5. advertising costs at current publication tariffs and sale costs according to court rules will apply.

DATED AT PRETORIA ON THIS 13th DAY OF OCTOBER 2025



ADAMS & ADAMS
Attorneys for Execution Creditor
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Lynnwood Manor
PRETORIA
Tel: (012) 432 6000
E-mail: Demi.Pretorius@adams.africa
Muthusi.Ndou@adams.africa
Aliza.Hay@adams.africa
Ref: DP/AH/ek/BI91



SS LILYFIELD 691, U:66 (PRETORIA)

Deeds Office Property Scheme

Suite G01, Waterview 2, Waterview Close, Century City
Tel: +27 86 044 3333
Website: <https://www.searchworks.co.za>

SEARCH INFORMATION

Summary

Search Type	DEEDS OFFICE PROPERTY SCHEME
Search Description	SS LILYFIELD 691, U:66 (PRETORIA)
Reference	BI91
Date	20/04/2023

SCHEME INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS LILYFIELD
Scheme Number / Year	691/2015
Unit Number	66
Situated At	NOORDWYK EXT 85 2816,0
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Diagram Deed	-
Size	53.0000
LPI Code	-
Street Address	UNKNOWN

OWNER SUMMARY

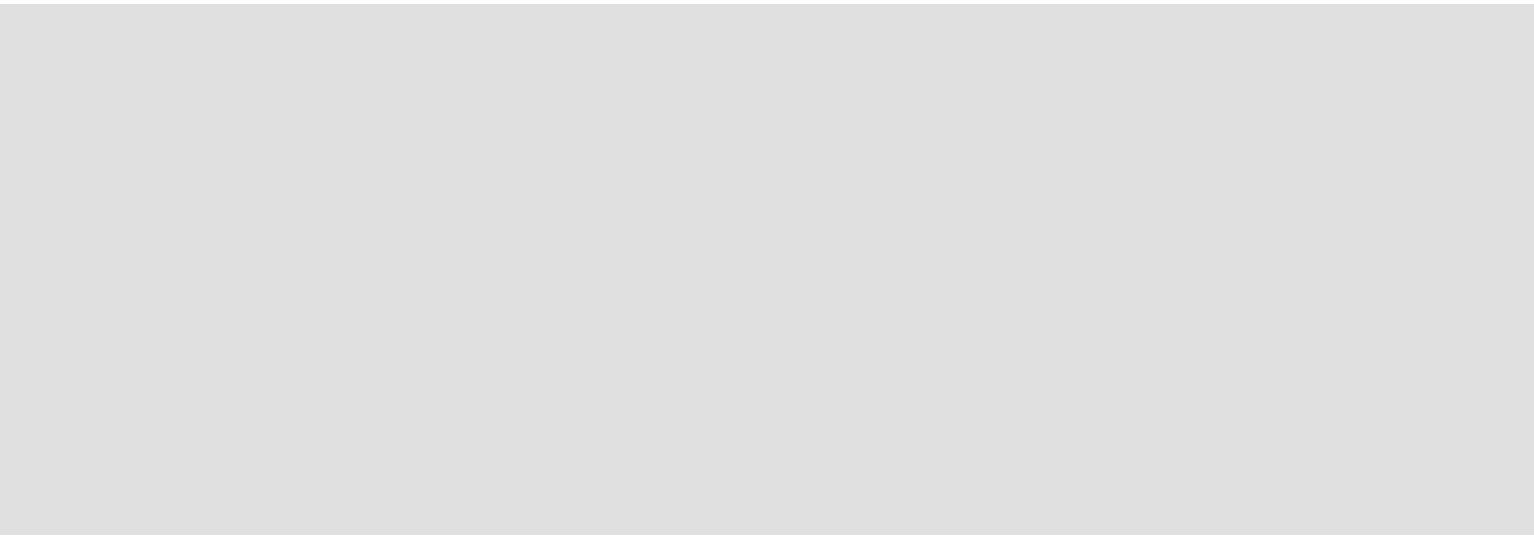
Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
MULAUDZI MESHACK		R664 000,00	11/11/2015

OWNER INFORMATION

Owner 1 of 1

Owner Name	MULAUDZI MESHACK
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST12891/2016
Purchase Date	11/11/2015
Registration Date	25/02/2016
Purchase Price	R664000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20160309 11:44:25

ENDORSEMENT(S)			
Document Number	Microfilm Reference Number	Institution	Value
I-374/2023AT	20230419 14:19:04	10247/2022	-
SB7702/2016	20160309 11:45:14	INVESTEC BANK LTD	R684 000,00
SK1634/2015S	20180316 08:58:23	-	-
PFILED - VB4604 B45938/2013	-	-	-



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COPY OF TAX INVOICE

MESHACK MULAUDZI
1 GEORGE 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	902 LEVER ROAD
Stand No./Portion	66 LILYFIELD
Township	NOORDWYK EXT.85

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
53 m2	1	2023/07/01	A1	Market Value R689,000.00	REGION A WARD 112

Invoice Number: 208000373500

Next Reading Date: 2025/09/19

Client VAT Number:

Deposit: R 0.00

Account Number: 554006737

Previous Account Balance

30,870.04

Sub Total

30,870.04

Interest on Arrears

34.33

Current Charges (Excl. VAT)

555.41

VAT @ 15%

36.90

90 DAYS+	60 DAYS	30 DAYS	CURRENT	INSTALLMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
29,133.56	870.96	865.52	626.64	0.00	31,496.68	Due Date	31,496.68 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

Date: 2025/09/04 MESHACK MULAUDZI

Acc. No.: 554006737 902 LEVER ROAD



EasyPay 91115 5540067377



Postal Office 0146 554006737



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 554006737



516008800111159 55400673703

Total Due	31,496.68
Due Date	2025/09/19



Account Number: 554006737

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 689,000.00 X R 0.0095447 / 12 (Billing Period 2025/09) Less rates on first R300 000.00 of market value VAT: 0 %		548.03 -238.62 0.00	309.41

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential VAT: 15.00%		246.00 36.90	282.90

Current Charges (Including VAT)

592.31

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.



One-stop property solutions

Registration No: 1989/003678/07
Vat Registration No: 4760280638

Account Queries Tel:
Community Schemes Manager Tel: 012 3265963

STATEMENT / TAX INVOICE

Date: Sep 2025	Invoice No: 984H0066004 202509	Property: Unit 66 Lilyfield Body Corporate	Account Number/Payment Ref: 984H0066004	Amount Due: R237,916.74
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Mulaudzi Meshack ***CLR31.8.2025 Lillyfield Body Corporate 66 Noordwyk, Midrand, Gauteng 1687, South Africa Receipts captured to: 18 Sep 2025	Staff Contacts: Client Account Administrator Community Scheme Manager Community Scheme Administrator Maintenance Administrator Divisional manager Caretaker / Estate Manager	Name: Marian Meyer Atlegang Busang Lebogang Sibeko Bardou Saayman Adele Jonker Lerato Hlotywa	Email: marianm@trafalgar.co.za atlegangb@trafalgar.co.za lebogangs@trafalgar.co.za bardous@trafalgar.co.za adelej@trafalgar.co.za lhlotywa@icloud.com	Property address: Lilyfield Body Corporate 902 Lever Road Noordwyk, Midrand 1687
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Date	Desc	Excluding VAT	VAT	Total
	BALANCE B/F	233,183.03		233,183.03
01 Sep 2025	Csos Levies for 202509	8.48		8.48
01 Sep 2025	Interest for 202509	3,081.42		3,081.42
01 Sep 2025	Levy - Reserve Fund - 202509 Unit 66	186.46		186.46
01 Sep 2025	Special Levies - 202509 Unit 66	268.26		268.26
01 Sep 2025	Special Levies - 202509 Unit 66	239.25		239.25
01 Sep 2025	Levy - Administration Fund - 202509 Unit 66	923.80		923.80
01 Sep 2025	Common Property Water - 202509 Unit 66	26.04		26.04
TOTAL DUE		R237,916.74	R0.00	R237,916.74

Messages	Banking Details
<p>Please email statements@trafalgar.co.za if you would like to change your monthly Trafalgar statement password</p> <p>Your email instruction will be archived for record purposes concerning the password change</p>	<p>Bank: Standard Bank</p> <p>Account Name: Trafalgar Property Management</p> <p>Account No: 270739335</p> <p>Branch Code: 051001</p> <p>Payment Ref. Number: 984H0066004</p>
<p>Payment options:</p> <p>Download a Debit Order form: https://www.trafalgar.co.za/paymentoptions.pdf</p> <p>Trafalgar Monthly E-Magazine: https://www.trafalgar.co.za/debitorderform.pdf</p> <p>https://www.estate-living.co.za/trafalgar/</p>	<p>Change of address: As required by law, please send us your new address within 14 days of any change of address.</p>

