

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

Case Number: **2023/064611**

In the matter between:

**ABSA BANK LIMITED**

Plaintiff

and

**BELETANE, MOKETE JACOB**

Defendant

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**NOTICE OF SALE IN EXECUTION (“AUCTION”)**

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IN EXECUTION of a judgment of the above Honourable Court in the above action, dated **2 OCTOBER 2023**, a sale will be held by the **SHERIFF HALFWAY HOUSE-ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND** on **31 MARCH 2026** at **11H00** or so soon thereafter of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the office of the **SHERIFF HALFWAY HOUSE-ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**, subject to a reserve price set at **R530 000.00**.

A Unit consisting of –

- (a) Section No. **416** as shown and more fully described on Sectional Plan No. **SS245/2011**, in the scheme known as **PHOENIX VIEW ESTATE** in respect of the land and building or buildings situate at **NOORDWYK EXTENSION 95 TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY** of which

section of floor area, according to the said sectional plan, is **65 (SIXTY-FIVE)** square metres in extent; and

- (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 No. **ST44314/2011**.

Situated at: **Section 416 (Block 26 Unit 16), Phoenix View Estate, 171 Fourteenth Road & Riverside Road, Noordwyk Ext. 95, Midrand.**

**Magisterial Court District (Randburg)**

**(NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS)**

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

**RESIDENTIAL PROPERTY CONSISTING OF:**

**IMPROVEMENTS: Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Shower, 1 Toilet, 1 Bathtub, 1 Carport**

**THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS"**

1. The purchaser shall pay auctioneer's commission subject to a maximum of **R40 000.00** plus V.A.T. and a minimum of **R3 000.00** plus V.A.T.

2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of 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 Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale.
3. The Rules of the auction are available 24 hours prior to the auction at the office of the Sheriff at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**. The office of the **SHERIFF HALFWAY HOUSE-ALEXANDRA** will conduct the Sale.
4. The sale will be augmented with a timed online sale commencing on the **THURSDAY** prior to the live sale at **11H00** or so soon thereafter on **TUESDAY, 31 MARCH 2026**. 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](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**.

**REGISTRATION AS A 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. Payment of a registration fee of **R50 000.00** – in Cash / EFT
- 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 at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

DATED at JOHANNESBURG on this the 29 day of JANUARY 2026.



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**PLAINTIFF'S ATTORNEYS**  
**TIM DU TOIT & CO INC**  
33 The Valley Road  
cnr Jan Smuts Avenue  
Westcliff  
**JOHANNESBURG**  
TEL: 011 274 9800  
EMAIL: [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za)  
Ref: JN8463/B1003/N. Erasmus/CO



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	2026/02/25 11:27	Scheme Number	245
Reference	-	Scheme Type	UNIT
Report Print Date	2026/02/25 11:28	Unit Number	416
Scheme Name	PHOENIX VIEW ESTATE	Search Source	Deeds Office
Deeds Office	Pretoria		

## PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS PHOENIX VIEW ESTATE	Local Authority	CITY OF JOHANNESBURG
Scheme Number	245	Province	GAUTENG
Situated at	NOORDWYK EXT 95 2836,0	Extent	65.0000
Scheme Year	2011	LPI Code	TOJR01870000283600000
Unit Number	416	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	ERAND AH		

## OWNER INFORMATION (1)

BELETANE MOKETE JACOB		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST44314/2011
ID Number		Microfilm / Scanned Date	-
Name	BELETANE MOKETE JACOB	Purchase Price (R)	590 000
Multiple Owners**	NO	Purchase Date	2010/09/28
Multiple Properties**	NO	Registration Date	2011/07/07
Share (%)	-		

### DISCLAIMER

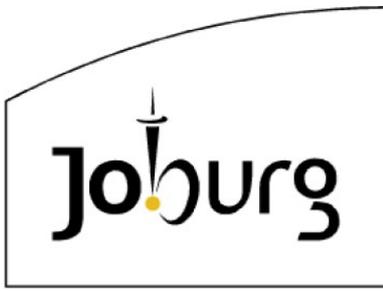
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**ENDORSEMENTS (4)**

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-1887/2024AT	64611/2023	-	-
2	SB28662/2011	ABSA BANK LTD	531 000	-
3	SB36753/2018	ABSA BANK LTD	150 000	-
4	SK5605/2010S	-	-	-

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**COPY OF TAX INVOICE**

MOKETE JACOB BELETANE  
181 FOURTEEN STREET  
NOORDWYK EXT 95\*  
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: PIKITUP: 4790191292  
VAT NO: JOHANNESBURG WATER: 4270191077 VAT NO: CITY POWER 4710191182

Date	2025/11/06
Statement for	November 2025
Physical Address	181 FOURTEENTH STREET
Stand No./Portion	416 PHOENIX VIEW ESTATE
Township	NOORDWYK EXT.95

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
65 m2		2023/07/01	A1	Market Value R 780,000.00	REGION A WARD 112

Invoice Number: 190005676768 Next Reading Date: 2025/11/21  
Client VAT Number: Deposit: R 0.00

**Account Number: 550785049** **PIN CODE: xxxxxx**

Previous Account Balance	31,019.20
Sub Total	31,019.20
Interest on Arrears	64.56
Current Charges (Excl. VAT)	918.48
VAT @ 15%	46.50

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due		
28,486.52	1,262.72	1,269.96	1,029.54	0.00	32,048.74		<b>32,048.74</b>	
							Due Date	<b>2025/11/21</b>

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 to 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)



**Remittance Advice:**  
This stub must accompany payment, please do not detach if paying at the post office

Date: 2025/11/06 MOKETE JACOB BELETANE  
Acc. No.: 550785049 181 FOURTEENTH STREET

 EasyPay 91115 5507850492

 **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 550785049

 Postal Office 0146 550785049

<b>Total Due</b>	<b>32,048.74</b>
<b>Due Date</b>	<b>2025/11/21</b>



516008800111159 55078504907



**Account Number: 550785049**

<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 780,000.00 X R 0.0095447 / 12 ( Billing Period 2025/11 ) Less rates on first R300 000.00 of market value Add Section 15 of MPRA adjustment VAT: 0 %		620.41 - 238.62 226.69 0.00	608.48

<b>PIKITUP Refuse</b>	<b>VAT 4790191292</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Refuse Residential ( Billing Period 2025/11 ) VAT: 15.00%		310.00 46.50	356.50

**Current Charges (Including VAT) 964.98**

**Where can a payment be made?**

Any CoJ Office; any Post Office; any 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.



**Tax Invoice & Statement**

Owner	PHOENIX VIEW ESTATE BODY CORPORATE		
Owner VAT No		Owner Reg No	
Property	PHOENIX VIEW ESTATE BODY CORPORATE (407)		
Unit No	B26-16		
Tax Invoice No	13243/202511/1	Recipient VAT No	
For the Month	November 2025	Recipient Reg No	
Deposit			
Monthly Charges Generated on 22 October 2025			
Queries	Tel: 011-481-3400 Fax:		

**BELETANE MOKETE JACOB (SEC:416)**  
 t/a BELETANE MOKETE JACOB  
 B26-16 PHOENIX VIEW ESTATE BODY CORPORATE  
 CNR 14TH AND RIVERSIDE ROADS  
 NOORDWYK  
 1687

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Date	Allocation	Remarks	Exclusive	VAT	Inclusive
01/11/2025	INTERCOM	Balance B/f (Last Reading: CLICK ON 01 SEPTEMBER 2025-1 OCTOBER 2025) Ref: 2616	174.87	0.00	61,269.41 174.87
01/11/2025	LEVY		1,066.34	0.00	1,066.34
01/11/2025	CSOS LEVIES		11.33	0.00	11.33
01/11/2025	SEWER - RECOVERIES		734.84	0.00	734.84

BANK STAMP	1 987.38	0.00	63 256.79
BANK STAMP	<b>AMOUNT DEPOSITED</b>		R



Tellers Stamp and Initials

Subject to conditions printed below:  
 Cheques etc. for collection to be available as cash when paid. While acting in good faith, the Bank cannot accept responsibility for ensuring that depositors have lawful title to cheques, etc. collected.

**Referenced Deposit**

Account Name Compeg Services (Pty) LTD TRUST

Branch where account is held \_\_\_\_\_

Branch No. 251705

Account No 50450038218

Reference Number 13243 (BELETANE MOKETE JACOB)

Date \_\_\_\_\_

Paid in by (Signature)	Cheques/Tjeks Drawer	Bank No. 1st 6 Nos.	Rand	Cents
Name	Tel No	Total	<b>R</b>	