

IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION, JOHANNESBURG

CASE NUMBER: 2017/42957

In the matter between:

ABSA BANK LIMITED

Plaintiff

and

RADINGOANA, MOTHUPI MOSES

Defendant

NOTICE OF SALE IN EXECUTION ("AUCTION")

IN EXECUTION of judgments of the above Honourable Court in the above action, dated **2 FEBRUARY 2023** and **15 MAY 2024**, a sale will be held by the **SHERIFF HALFWAY HOUSE** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND** on **24 FEBRUARY 2026** at **11H00** of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the **SHERIFF HALFWAY HOUSE** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**, subject to a reserve price set at **R800 000.00**.

**ERF 144 GRESSWOLD TOWNSHIP, REGISTRATION DIVISION I.R.,
PROVINCE OF GAUTENG, MEASURING 1487 (ONE THOUSAND FOUR
HUNDRED AND EIGHTY-SEVEN) SQUARE METRES,**

HELD BY DEED OF TRANSFER NO. T6930/2008,

SITUATED AT: 24 Newick Road, Gresswold, Johannesburg.

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/Dining Room, Kitchen, 3 Bedrooms, 3 Bathrooms (3 Toilets, 1 Shower, 2 Baths), Servants Quarters With 2 Bedrooms And 1 Bathroom

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 offices of the Sheriff at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**. The office of the **SHERIFF HALFWAY HOUSE** 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** on **TUESDAY, 24 FEBRUARY 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. All terms and conditions available on 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.infp.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** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**.

DATED at JOHANNESBURG on this the 9 day of DECEMBER 2025.


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
Ref: JN0107/R322/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	2026/01/06 07:32	Erf Number	144
Reference	-	Portion Number	-
Report Print Date	2026/01/06 07:32	Deeds Office	Pretoria
Township	GRESSWOLD	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T15642/1958
Township	GRESSWOLD	Local Authority	CITY OF JOHANNESBURG
Erf Number	144	Province	GAUTENG
Portion Number	0	Extent	1487.0000SQM
Registration Division	IR	LPI Code	TOIRO2880000014400000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.130128 / 28.08956
Suburb / Town**	GRESSWOLD		

OWNER INFORMATION (1)

RADINGOANA MOTHUPI MOSES		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	T6930/2008
ID Number		Microfilm / Scanned Date	-
Name	RADINGOANA MOTHUPI MOSES	Purchase Price (R)	1 300 000
Multiple Owners**	NO	Purchase Date	2007/08/24
Multiple Properties**	NO	Registration Date	2008/01/28
Share (%)	-		

ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B7309/2008	ABSA BANK LTD	1 356 000	-
2	I-1589/2023AT	42957/2017	-	-
3	VA568/1999	KRAMER ROSLYN BEVERLEY	-	-

DISCLAIMER

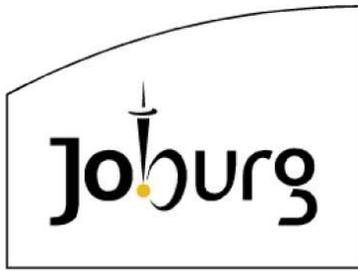
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ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
4	GRESSWOLD,144	-	-	-

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COPY OF TAX INVOICE

RADINGOANA M.M
PO Box 782454
GRESSWOLD
2146

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	2025/09/03
Statement for	September 2025
Physical Address	32 BERKSWELL ROAD
Stand No./Portion	00000144 - 00000
Township	GRESSWOLD

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
1487 m2	1	2023/07/01	E1	Market Value R 1,512,000.00	Region E WARD 74

Invoice Number: 142006131568	Next Reading Date: 2025/09/18
Client VAT Number:	Deposit: R 0.00

Account Number: 207169765 **PIN CODE: xxxxxx**

Previous Account Balance	171,795.58
Sub Total	171,795.58
Interest on Arrears	114.79
Current Charges (Excl. VAT)	2,475.53
VAT @ 15%	226.73

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
165,665.79	3,073.64	3,056.15	2,817.05	0.00	174,612.63	174,612.63
						Due Date
						2025/09/18

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

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Remittance Advice:

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

Date: 2025/09/03 RADINGOANA M.M
Acc. No.: 207169765 32 BERKSWELL ROAD

EasyPay 91115 2071697656

Postal Office 0146 207169765

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 207169765

51600880011159 20716976505

Total Due	174,612.63
Due Date	2025/09/18



Account Number: 207169765

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 1,512,000.00 X R 0.0095447 / 12 (Billing Period 2025/09) Category of Property: Property Rates Residential The property rates are based on the market values of the property and are calculated as follows: Less rates on first R300 000.00 of market value VAT: 0 %		1,202.64 - 238.62 0.00	 964.02

Johannesburg Water Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
Sewer monthly charge based on Stand size 1487 m2 (Billing Period 2025/09) VAT: 15.00%		1,055.51 158.33	 1,213.84

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential VAT: 15.00%		456.00 68.40	 524.40

Current Charges (Including VAT)

2,702.26

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.