

**IN THE MAGISTRATE'S COURT FOR THE SUB-DISTRICT OF RANDBURG
HELD AT RANDBURG**

CASE NO: 18577 OF 2023

In the matter between :

**BODY CORPORATE OF
MASINGITA VILLAGE SECTIONAL SCHEME**

EXECUTION CREDITOR

and

**MOTHEOGANE BAFANA ROBERT
MOTHEOGANE ITSHOKENG PATIENCE**

**1ST EXECUTION DEBTOR
2ND EXECUTION DEBTOR**

NOTICE TO PREFERENT CREDITORS

The property to be sold as per public auction on **29 JULY 2025** at **11H00** at the offices of the Sheriff HALFWAY HOUSE - ALEXANDRA at **614 JAMES CRESCENT, HALFWAY HOUSE** as is:-

Section No. 46 as shown as shown and more fully described on Sectional Plan No SS714/2000 in the Scheme known as **MASINGITA VILLAGE** in respect of the land and building or buildings situate at **IR ; ALLANDALE ; 10 ; 109** of which section the floor area, according to the said sectional plan is 24 square metres in extent;

Held under Deed of Transfer ST78558/2007

DESCRIPTION:	SECTIONAL TITLE UNIT
WALLS:	BRICK
FLOORS:	TILES
ROOF:	CORRUGATED IRON
APARTMENTS:	1 BEDROOM, KITCHEN, 1 BATHROOM, 1 TOILET
ZONING:	RESIDENTIAL

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.

The registration fee for the buyers will be R50 000.00

And in respect of which a copy of the conditions of sale as contemplated in rule 43(7) is annexed hereto.

DATED at ROODEPOORT this the 22ND day of May 2025.

OTTO KRAUSE INC. ATTORNEYS

Plaintiff / Applicant's Attorneys

Unit C9 Clearview Office Park

77 Wilhelmina Avenue

Allensnek, Roodepoort

Tel: (011) 675-2881, Fax: (011) 675-2874

Docex: 61 Johannesburg

Ref: PHILIP ROOS/AdB/MAT45712

TO: ABSA BANK LTD

BY E-MAIL AS PER AGREEMENT BY BOTH PARTIES

Email : Ina Vazana (ZA) ina.vazana@absa.africa

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**1ST EXECUTION DEBTOR
2ND EXECUTION DEBTOR**

NOTICE OF SALE OF IMMOVABLE PROPERTY

The property to be sold as per public auction on **29 JULY 2025** at **11H00** at the offices of the Sheriff **HALFWAY HOUSE - ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE** as is:-

Section No. 46 as shown as shown and more fully described on Sectional Plan No SS714/2000 in the Scheme known as **MASINGITA VILLAGE** in respect of the land and building or buildings situate at **IR ; ALLANDALE ; 10 ; 109** of which section the floor area, according to the said sectional plan is 24 square metres in extent;

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ZONING:	RESIDENTIAL

THAT the property will be sold for cash to the highest bidder with a reserve price set by Court of R100 000.00 and the purchaser must deposit 10% on the day of the sale and furnish guarantees for the balance within 30 days payable against registration of transfer. The conditions of sale lie for inspection at THE OFFICES OF THE SHERIFF HALFWAY HOUSE – ALEXANDRA AT 614 JAMES CRESCENT, HALFWAY HOUSE.

SIGNED at ROODEPOORT on this the 22ND day of MAY 2025.

OTTO KRAUSE INC. ATTORNEYS

Plaintiff / Applicant's Attorneys

Unit C9 Clearview Office Park

77 Wilhelmina Avenue

Allensnek, Roodepoort

Tel: (011) 675-2881, Fax: (011) 675-2899

Docex: 61 Johannesburg

Ref: PHILIP ROOS/AdB/MAT45712