

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

CASE NO.: 11687 / 2024

In the matter between: -

THE BODY CORPORATE OF WALFORD ESTATE

Applicant

and

ADENIYI PETER ADEWOLE

Respondent

(Date of Birth: 1997 / 03 / 19)

CITY OF JOHANNESBURG

Interested Party

NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY (AUCTION)

In execution of a judgment of the Randburg Magistrate's Court in the above matter, a sale with a reserve price of R661, 517.24 will be held by the Sheriff Halfway House - Alexandra at 614 James Crescent, Halfway House, on Tuesday, 28 July 2026 at 11h00 of the undermentioned property of Adeniyi Peter Adewole, the Execution Debtor, on the conditions to be read by the Auctioneer at the time of the sale, which conditions will lie for inspection prior to the sale at the offices of the Sheriff Halfway House - Alexandra at 614 James Crescent, Halfway House.

A unit consisting of

- (a) **SECTIONAL TITLE UNIT 129**, as shown and more fully described on Sectional Plan No SS 179 / 2020 in the scheme known as **WALFORD ESTATE** in respect of the land and building or buildings situated at **SECTION 129, DOOR C20/03, WALFORD ESTATE, 23 WALTON ROAD, CARLSWALD, MIDRAND**, of which section the floor area, according to the said sectional plan is 108 (One Hundred and Eight) 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.

IN EXTENT : **108 (ONE HUNDRED AND EIGHT) SQUARE METRES;**

HELD BY : Deed of Transfer No. **ST 94612 / 2022** and subject to the conditions contained therein.

MORE specifically known as **SECTION 129, DOOR C20/03, WALFORD ESTATE, 23 WALTON ROAD, CARLSWALD, MIDRAND.**

Property Description: The subject property is situated on the first floor and consists of:
2 Bedrooms, 2 Bathrooms, Lounge and Open Plan Kitchen.

The terms are as follows -

- 1 10% (ten percent) of the purchase price in cash, bank guaranteed cheque or by way of an electronic funds transfer on the day of the sale, and the balance against transfer to be secured by a bank or building society or other acceptable guarantee to be approved by the execution creditor and to be furnished within 21 (twenty one) days from date of sale;
- 2 all transfer dues, costs or transfers, and arrear levies, rates, taxes and other charges necessary to effect transfer of the property are payable by the purchaser;
- 3 auctioneers charges payable on the day of the sale, to be calculated as follows:
6% (Six Percent) on the first R100 000.00 (One Hundred Thousand Rand) of the

proceeds of the sale and 3.5 % (Three And A Half Percent) on R100 001.00 to R400 000.00 AND 1.5% on the balance thereof, of the proceeds of the sale, subject to a maximum commission of R40 000.00 (Forty Thousand Rand) PLUS VAT in total and a minimum of R3 000.00 (Three Thousand Rand), (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account) which commission shall be paid by the Purchaser.

The estimated cost of advertising the auction is R6, 500.00.

The execution creditor shall have the right to bid at the foreclosure sale.

RULES OF AUCTION –

A copy of the Rules of Auction is available from the offices of the Sheriff Halfway House - Alexandra.

TAKE FURTHER NOTE THAT –

- 1 the Notice of Sale is in accordance with the provisions of Rule 43 of the Magistrate Court Rules, as amended, as well as the provisions of the Consumer Protection Act 68 of 2008 ("CPA"), the Regulations promulgated thereunder and the "Rules of Auction", where applicable;
- 2 prospective bidders must, prior to the commencement of the auction, register as such in terms of the Regulations of the CPA by providing proof of identity

and residence in terms of the Financial Intelligence Centre Act 38 of 2001 ("FICA");

- 3 a Registration Fee of R50, 000.00 (Fifty Thousand Rand) is payable by electronic funds transfer before sale. The Sheriff does not accept cash at their offices;
- 4 the Registration Conditions, as set out in the Regulations of the CPA, will apply;
- 5 a copy of the CPA and the Regulations thereto, are available at www.acts.co.za (the Act) and www.info.gov.za (the Regulations).
- 6 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.

DATED at **EDENVALE** on this the **27th** day of **MAY 2026**.

DE PINHO ATTORNEYS
EXECUTION CREDITOR'S ATTORNEYS
20A Mare Road, Edenvale
PO Box 9055, Edleen, 1625
Tel: (011) 057 9933
Fax: (086) 663 2851
Email: simone@depinholaw.co.za

Ref: Mrs S.L. Lowe / MB / 499 – 101860

**C/O LEGAL SERVE SERVE CENTRE – RANDBURG
EKSTEEN ATTORNEYS**

No.5 Panorama Office Estate

971 Kudu Street

Weltevreden Park

Roodepoort



a world class African city

Computer generated

COPY OF TAX INVOICE

ADEWOLE ADENIYI PETER A
10 HEATHER LANE
NEEDWOOD EXT.22
2191

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	2026/06/04
Statement for	June 2026
Physical Address	244 CARLSWALD ESTATE EXT.28 TS
Stand No./Portion	129 WALFORD ESTATE
Township	CARLSWALD ESTATE EXT.28

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
108 m2	1	2023/07/01	A1	Market Value R 1,451,000.00	Region A Ward 132

Invoice Number: 214000609928

Next Reading Date: 2026/06/19

Client VAT Number:

Deposit: R 0.00

Account Number: 557987171

PIN CODE: xxxxxx

Previous Account Balance

36,445.56

Sub Total

36,445.56

Interest on Arrears

72.43

Current Charges (Excl. VAT)

1,469.19

VAT @ 15%

49.05

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
32,767.84	1,846.03	1,831.69	1,590.67	0.00	38,036.23	Due Date	2026/06/19

Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with queries must still be paid; averages apply only to disputed services.

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



EasyPay 91115 5579871715



Postal Office 0146 557987171



516008800111159 55798717108

Date: 2026/06/04

ADEWOLE ADENIYI PETER A

Acc. No.: 557987171

244 CARLSWALD ESTATE EXT.28
TS



City of Johannesburg Banking details:

Internet banking - Use the banks pre-loaded Company details
SBISA branch deposits - CIN no AA45 to be used in place of bank acc. nr.
Client Account No/Deposit Reference 557987171

Total Due	38,036.23
Due Date	2026/06/19



Account Number: 557987171

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 1,451,000.00 X R 0.0095447 / 12 (Billing Period 2026/06) Less rates on first R300 000.00 of market value Add Section 15 of MPRA adjustment VAT: 0 %		1,154.12 - 238.62 226.69 0.00	1,142.19

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	0.00

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential (Billing Period 2026/06) VAT: 15.00%		327.00 49.05	376.05

Current Charges (Including VAT)

1,518.24

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.

**Walford Estate Body Corporate**

Reg No: SS327/2019;328/2019;437/2019

Email.: magda@inspiredmanagement.co.za

Contact No.: 0103125287

ADDRESS23 Walton Road,
Carlswald, 2184**A P Adewole**Mount Tremblant Estate,
959 InchangaRoad,
Craigavon,
2191

Door No 129

Reference: WLE0129

Tel: 27681613742

Email: adewolebelief210@outlook.com

STATEMENT

DATE

2026-07-06

Date	Source	Description	Debit	Credit	Cumulative
2026-04-01		Balance b/f	142574.38	0	142 574.38
2026-04-01	Invoice INV05056 (Line 1)	Levies	1282.58	0	143 856.96
2026-04-01	Invoice INV05056 (Line 2)	CSOS Levies	15.65	0	143 872.61
2026-04-01	Invoice INV05056 (Line 3)	Reserve Fund Levy	795.42	0	144 668.03
2026-04-01	Invoice INV05056 (Line 4)	Security Levy	387.84	0	145 055.87
2026-04-23	Journal Batch 269	U129 23229 25/3/26: Legal Fees De Pinho Attorneys	3271.75	0	148 327.62
2026-04-24	Journal Batch 288	Interest on arrears for period 2026-03-01 to 2026-03-31. (24.00% p.a).	2792.75	0	151 120.37
2026-05-01	Invoice INV05237 (Line 1)	Levies	1282.58	0	152 402.95
2026-05-01	Invoice INV05237 (Line 2)	CSOS Levies	15.65	0	152 418.60
2026-05-01	Invoice INV05237 (Line 3)	Reserve Fund Levy	795.42	0	153 214.02
2026-05-01	Invoice INV05237 (Line 4)	Security Levy	387.84	0	153 601.86
2026-05-21	Journal Batch 319	Interest on arrears for period 2026-04-01 to 2026-04-30. (24.00% p.a).	2891.48	0	156 493.34
2026-06-01	Invoice INV05416 (Line 1)	Levies	1282.58	0	157 775.92
2026-06-01	Invoice INV05416 (Line 2)	CSOS Levies	15.65	0	157 791.57
2026-06-01	Invoice INV05416 (Line 3)	Reserve Fund Levy	795.42	0	158 586.99
2026-06-01	Invoice INV05416 (Line 4)	Security Levy	387.84	0	158 974.83
2026-06-02	Journal Batch 329	U129: Legal Fees INV23962 24/5/2026 De Pinho Attorneys	414.00	0	159 388.83
2026-06-22	Journal Batch 337	Interest on arrears for period 2026-05-01 to 2026-05-31. (24.00% p.a).	3151.90	0	162 540.73

120+ days	90+ days	60+ days	30+ days	Current
142 574.38	8 545.99	5 372.97	14 543.59	2 586.08
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 63078320115 Branch Code: 250655 Reference: WLE0129 Account Holder: WALFORD ESTATE BODY CORPORATE Account Type: CURRENT Branch Name: UNIVERSAL				Total Due R 173 623.01

2026-06-25	Journal Batch 345	U129: Legal Fees INV24286 25/6/2026 De Pinho Attorneys	8496.20	0	171 036.93
2026-07-01	Invoice INV05583 (Line 1)	Levies	1385.14	0	172 422.07
2026-07-01	Invoice INV05583 (Line 2)	Reserve Fund Levies	795.40	0	173 217.47
2026-07-01	Invoice INV05583 (Line 3)	CSOS Levies	17.70	0	173 235.17
2026-07-01	Invoice INV05583 (Line 4)	Security Levy	387.84	0	173 623.01

120+ days	90+ days	60+ days	30+ days	Current
142 574.38	8 545.99	5 372.97	14 543.59	2 586.08
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 63078320115 Branch Code: 250655				Total Due
Reference: WLE0129 Account Holder: WALFORD ESTATE BODY CORPORATE Account Type: CURRENT Branch Name: UNIVERSAL				R 173 623.01