



- VEZI • de BEER inc. -

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA GAUTENG DIVISION PRETORIA

Case Number: 10380/2024

In the matter between:

ABSA BANK LIMITED
(REGISTRATION NUMBER: 1986/004794/06)

PLAINTIFF

and

MAGETLA RAPHAEL MOTHAPO N.O.
(IDENTITY NUMBER: 660430 5329 081)
(IN HIS CAPACITY AS DULY APPOINTED EXECUTOR
IN THE ESTATE OF THE LATE
LERETSENE RAHAB MOTHAPO)

FIRST DEFENDANT

MAGETLA RAPHAEL MOTHAPO
(IDENTITY NUMBER: 660430 5329 081)

SECOND DEFENDANT

THE MASTER OF THE HIGH COURT
(JOHANNESBURG – Administration of
Deceased Estates Department)

THIRD DEFENDANT

NOTICE OF SALE IN EXECUTION

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria,

• T: (012) 361 5640 / (012) 361 2746 / 086 122 2720 • info@vezidebeer.co.za
Company Registration Number: 2006/020117/21 • VAT Registration Number: 4460235999

PRETORIA OFFICE

319 Alpine Way, Lynnwood, Pretoria,
PO Box 13461, Hatfield 0028
Docex 28, Hatfield

CAPE TOWN OFFICE

Equity House, Third Floor
107 St. Georges Mall
Cape Town
Docex 8 - Cape Town

JOHANNESBURG OFFICE

70 11th Street
Parkmore
Sandton

Directors: E. De Beer & M. Mohamed
Senior Associates: C. De Lange, Y. Alli, C. De Beer, C. Nel, N. Crous, L. Coetzee, R. Ismail, M. Botha, F. Mohamed Theba, C. Blignaut, A. Britz, T. Nketshisa, X. Du Preez,
G. Roelofse, M. Cilliers & R. Beneke

Associates: N. Omar

Professional Assistants: L. Smit, V. Tooray, K. Komane & M. Tshetu



abovementioned suit, a sale with a Court reserve price of **R1 350 000.00**, will be held by the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY** the **26TH** of **MAY 2026** at **11:00** of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the **SHERIFF HALFWAY HOUSE** during office hours.

CERTAIN:

**PORTION 4 OF ERF 272 BUCCLEUCH TOWNSHIP
REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG
MEASURING 1400 (ONE THOUSAND FOUR HUNDRED) SQUARE METRES
HELD BY DEED OF TRANSFER NO T8713/2005
SUBJECT TO THE CONDITIONS THEREIN CONTAINED
AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS**

ALSO KNOWN AS: 5 ELLANA ROAD, BUCCLEUCH.

The following information is furnished regarding improvements on the property although **nothing in this respect is guaranteed:**

SINGLE STOREY, FREESTANDING, BRICK WALLS, CORRUGATED ROOF, TILED FLOORS, LOUNGE DINING ROOM, 5 BEDROOMS, KITCHEN, 2 BATHROOMS, 2 TOILETS, FENCED BOUNDARY, SWIMMING POOL, PAVING.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by way of an electronic funds transfer or in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the **SHERIFF HALFWAY HOUSE, 614 JAMES**



CRESCENT, HALFWAY HOUSE, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the **SHERIFF HALFWAY HOUSE**.
3. Registration as a buyer is a pre-requisite subject to the 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 in respect of proof of identity and address particulars;
 - (c) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand)(refundable);
 - (d) Registration conditions;
 - (e) The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11:00. 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 PRETORIA ON 25 MARCH 2026

PLAINTIFF'S ATTORNEYS
VEZI DE BEER INCORPORATED
319 Alpine Road
Lynnwood
P O BOX 13461
HATFIELD 0028
Tel: (012) 361-5640
REF: F MOHAMED/RT/MAT63407
E-mail: Rebaone@vezidebeer.co.za



BUCCLEUCH 272 (PRETORIA)

Deeds Office Property Erf

2 Waterford Mews, Century City, Cape Town, 7441
Tel: +27 87 330 7577 - NCR Reg No: NCRCB30
Website: <https://www.searchworks.co.za>

SEARCH INFORMATION

Summary

Search Type	Deeds Office Property Erf
Search Description	BUCCLEUCH 272 (PRETORIA)
Reference	MAT63407 (REBA)
Date	17/11/2025

ERF INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	ERF
Township	BUCCLEUCH
Erf Number	272
Portion Number	4
Remainder	NO
Previous Description	-
Registration Division	IR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Diagram Deed	T43635/1990
Size	1400.0000 SQM
LPI Code	TOIR01160000027200004
Street Address	5 ELLANA ROAD, BUCCLEUCH

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
MOTHAPO MAGETLA RAPHAEL		R965000.00	22/09/2004
MOTHAPO LERETSENE RAHAB		R965000.00	22/09/2004

OWNER INFORMATION

Owner 1 of 2

Owner Name	MOTHAPO MAGETLA RAPHAEL
ID / Reg. Number	
Owner Type	PERSON
Title Deed	T8713/2005
Purchase Date	22/09/2004
Registration Date	25/01/2005
Purchase Price	R965000.00
Multiple Owners	YES
Multiple Properties	-
Share	-
Microfilm Reference No.	20060101 02:10:04

OWNER INFORMATION (CONTINUED)**Owner 2 of 2**

Owner Name	MOTHAPO LERETSENE RAHAB
ID / Reg. Number	
Owner Type	PERSON
Title Deed	T8713/2005
Purchase Date	22/09/2004
Registration Date	25/01/2005
Purchase Price	R965000.00
Multiple Owners	YES
Multiple Properties	-
Share	-
Microfilm Reference No.	20060101 02:10:04


ENDORSEMENT(S)

Document Number	Microfilm Reference Number	Institution	Value
B114548/2005	20060101 02:10:04	ABSA BANK LTD	R209 000,00
B9364/2005	20060919 10:32:48	ABSA BANK LTD	R877 500,00
I-3357/2025AT	20251028 13:02:59	10380/2024	R0,00
I-9235/2013AT	20240210 09:31:25	20207/2013	R0,00

HISTORY INFORMATION

Document Number	Microfilm Reference Number	Owner	Value
B28034/1998	20010101 02:43:39	FIRST NATIONAL BANK	R20 000,00
B79755/2002	20020101 15:37:06	-	R0,00
T43635/1990	19900101 10:51:16	GERONDOUDIS CHRISTOFOROS 20000*	R20 000,00
T43636/1990	19960101 12:33:25	SPILKIN FRANKLYN MATHEWS 76000*	R76 000,00
T76700/1996	20020101 15:37:06	MOTLHAMME BUSISIWE PAMELA ANNUTIUS	R45 000,00
T76700/1996	20020101 15:37:06	MOTLHAMME DODO SHADRACK	R45 000,00
T112357/2002	20020101 15:37:06	NAIR NORVAN	R400 000,00
T112357/2002	20020101 15:37:06	NAIR CANDIDA	R400 000,00

REPORT INFORMATION

Date of Information	17/11/2025 11:00	
Print Date	17/11/2025 11:00	
Generated By	LOUISA LIEBENBERG	
Reference	MAT63407 (REBA)	
Report Type	DEEDS OFFICE PROPERTY ERF	

The data displayed above is provided by our data suppliers and is not altered by SearchWorks. Terms of Use are applicable to this information and can be found on <https://app.searchworks.co.za/>. SearchWorks is not liable for any damages caused by this information.



Tel : (011) 375 5555
Fax : (011) 358 3408/9

PO Box 5000
Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

a world class African city

COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194 VAT NO. : PIKITUP - 4790191292
VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

M R MOTHAPO
5 ELLANA ROAD
BUCCLEUCH*
2090

Date	2026/03/04
Statement for	March 2026
Physical Address	5 ELLANA ROAD
Stand No./Portion	00000272 - 00004 - 00
Township	BUCCLEUCH

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
1400 m2	1	2023/07/01	E1	Market Value R 2,527,000.00	Region E WARD 32

Invoice Number : 40006695692	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 202212537	(PIN Code:873529)
---------------------------------	--------------------------

Previous Account Balance	317,265.78
Sub Total	317,265.78
Interest on Arrears	122.94
Current Charges (Excl. VAT)	2,800.70
VAT @ 15%	154.40

Total Due	320,343.82
Due Date	2026/03/19

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
310,581.40	3,352.42	3,331.96	3,078.04	0.00	320,343.82

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over fourteen (14) days. Paying yo ur municipal account in full and or enter into payment arrangement will avoid services being cut off.
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 : 2026/03/04 M R MOTHAPO
Acc. No. : 202212537 - 5 ELLANA ROAD, , BUCCLEUCH

EasyPay >>>> 91115 2022125377

SAPO 0146 202212537

Standard Bank City of Johannesburg Banking Details:
Internet banking - Select preloaded Company details "City of Johannesburg".
Deposits at SBSA branches - CIN no AA45 to be used in place of bank acc.no.
Client Account No/Deposit Reference 202212537

>>>> 516008800111159 20221253702

Account Number 202212537

Johannesburg Water Water & Sanitation	VAT No. 4270191077	Amount	Sub Total
Category of Water: Availability - Residential (Period = 2026/01/31 to 2026/02/27 = 28 days) Water charge @ R 552.35 VAT: 15.00% (Total Amount: 552.35)		552.35 82.85	635.20
City Power Electricity	VAT No. 4710191182		
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	0.00
City of Johannesburg Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Residential R 2,527,000.00 X R 0.0095447 / 12 (Billing Period 2026/03) Less rates on first R300 000.00 of market value VAT: 0 %		2,009.97 - 238.62 0.00	1,771.35
PIKITUP Refuse	VAT No. 4790191292		
Refuse Residential (Billing Period 2026/03) VAT: 15.00% (Total Amount: 477.00)		477.00 71.55	548.55

Current Charges (Incl. VAT)

2,955.10

Where can payments be made ?

Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).

YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How can payments be made ?

By debit order, cash, debit or credit card.

KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When can payments be made ?

Payments must reach 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.

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.