

Docex 55 Randburg

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

Court Online Case Number: 2025- 125464

Case number: 2019/613

In the matter between:

FIRSTRAND BANK LIMITED

Judgment Creditor

and

MHLOM, HAMILTON NGUBESILO

First Judgment Debtor

MHLOM, THANDEKILE

Second Judgment Debtor

NOTICE OF SALE IN EXECUTION / AUCTION

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court Halfway House on 9 December 2025 at 11H00 at Sheriff's Office 614 James Crescent, Halfway House, Gauteng, of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale:

a Unit consisting of Section No 1 as shown and more fully described on Sectional Plan No. SS125/08, in the scheme known as IL Posto Di Vittorio in respect of the land and building or buildings situate at Portion 69 of Erf 128 Country View Township, Local Authority: City of Johannesburg Municipality;

Measuring 227 (Two Hundred and Twenty Seven) square meters;

Held by the judgment debtor under Deed of Transfer ST14348/08;

Physical address: Unit 1, Door 7A IL Posto Di Vittorio, Marsh Rose Crescent, Country View Gardens Estate, Sonneblom Road, Country View, Midrand, Gauteng.

THE following information is furnished, though in this regard nothing is guaranteed:

IMPROVEMENTS: Lounge, family room, dining room, kitchen, scullery, 3 bedrooms, 2 bathrooms, 2 showers, 3 w/c, 1 dressing room, 2 out garage, 1 covered patio, 1 open balcony.

TERMS: The sale is with reserve price of R1,200,000.00 (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be SECURED by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale.

CONDITIONS: The sale would be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at www.acts.co.za (the Act) and www.info.gov.za (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at 614 James Crescent, Halfway House, Gauteng. All bidders are required to register and pay R50,000.00 refundable registration fee and is payable prior to the commencement of the auction.

DATED at JOHANNESBURG on 11 November 2025.

CHARL CILLIERS INC ATTORNEYS

Judgment Creditor's Attorneys

Suite 11, 1ST Floor, Marula

Hurlingham Office Park

59 Woodlands Avenue

Hurlingham, Sandton

Tel: 011 325 4500/6/7

Fax: 011 325 4503

general@charlcilliers.co.za

Ref: CC/bc/FF002766



a world class African city

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

PO Box 5000
Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

COPY TAX INVOICE

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

HAMILTON TLGAUBESILO & THANDEKILE
MHLOM
7 LINCOCH STR
KHYBER ROCK EXT 7
2132

Date	2025/07/08
Statement for	July 2025
Physical Address	69/128 COUNTRY VIEW TS
Stand No./Portion	1 IL POSTO DI VITTORIO
Township	COUNTRY VIEW

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
227 m2	1	2023/07/01	A1	Market Value R 2,043,000.00	REGION A WARD 112

Invoice Number	: 232000300404	Group :	Next Reading Date	:
Client VAT Number	:		Deposit Paid	: R 0.00

Account Number 552651107	(PIN Code:219743)
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Previous Account Balance	200,835.28
Sub Total	200,835.28
Interest on Arrears	106.98
Current Charges (Excl. VAT)	1,842.38
VAT @ 15%	68.40

Total Due	202,853.04
Due Date	2025/07/23

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
196,543.08	2,152.17	2,140.03	2,017.76	0.00	202,853.04

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) days. Paying your 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 : 2025/07/08 HAMILTON TLGAUBESILO & THANDEKILE MHLOM
Acc. No. : 552651107 - 69/128 COUNTRY VIEW TS , COUNTRY VIEW

EasyPay >>>> 91115 5526511075

SAPO 0146 552651107

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 552651107

>>>> 516008800111159 55265110704

[illegible]

City of Johannesburg			
Property Rates	VAT No. 4760117194	Amount	Sub Total
Category of Property: Property Rates Residential R 2,043,000.00 X R 0.0095447 / 12 (Billing Period 2025/07) Less rates on first R300 000.00 of market value Less rates on first R300 000.00 of market value VAT: 0 %		1,625.00 - 57.85 - 180.77 0.00	1,386.38
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse Residential VAT: 15.00% (Total Amount: 456.00)		456.00 68.40	524.40

Current Charges (Incl. VAT)	1,910.78
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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.



0861 664 444

www.trafalgar.co.za

Company Reg. No. 1989/003678/07

Vat Reg. No. 4390110577

Remit To:

P O Box 782813

Sandton

2146

Account Queries Tel:0112145200

TAX INVOICE

Date	Invoice Number:	Property:																								
24 JUL 2025	COPY 074C0011008 082025	07A COUNTRY VIEW GARDENS HOMEOWNERS ASSOCIATION																								
Mr H N & Mrs T Mahlom 07a Country View Gardens Homeowners Sonneblom Street Midrand Johannesburg 1687	<table><tr><td>Staff Contacts:</td><td>Name:</td><td>Email:</td><td>Property Address:</td></tr><tr><td>Client Account Administrator</td><td>Buhle Dlamini</td><td>buhled@trafalgar.co.za</td><td>VIEW GARDENS HOMEOWNERS ASSOCIATION</td></tr><tr><td>Portfolio Manager</td><td>Nicky Perufsky</td><td>NickyP@trafalgar.co.za</td><td>SONNEBLOM STREET</td></tr><tr><td>Maintenance Administrator</td><td>Nadine De Villiers</td><td>Nadinedevilliers@trafalgar.co.za</td><td>MIDRAND</td></tr><tr><td>Divisional Manager</td><td>Jillian Hendricks</td><td>jillianh@trafalgar.co.za</td><td>1685</td></tr><tr><td>Caretaker/Estate Manager</td><td>Gugu</td><td>guguvee@gmail.com</td><td></td></tr></table>	Staff Contacts:	Name:	Email:	Property Address:	Client Account Administrator	Buhle Dlamini	buhled@trafalgar.co.za	VIEW GARDENS HOMEOWNERS ASSOCIATION	Portfolio Manager	Nicky Perufsky	NickyP@trafalgar.co.za	SONNEBLOM STREET	Maintenance Administrator	Nadine De Villiers	Nadinedevilliers@trafalgar.co.za	MIDRAND	Divisional Manager	Jillian Hendricks	jillianh@trafalgar.co.za	1685	Caretaker/Estate Manager	Gugu	guguvee@gmail.com		
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Divisional Manager	Jillian Hendricks	jillianh@trafalgar.co.za	1685																							
Caretaker/Estate Manager	Gugu	guguvee@gmail.com																								

Client Acc. No: 074C0011008

Use as your payment reference

Date	Description	Vat	R.
	BALANCE B/F		23,742.92
01 AUG 2025	Levy		1,025.48
01 AUG 2025	Csos Levy - 08/2025		10.51
11 JUN 2025	Legal Fees - Beyers Incorporated Inc Inv: T689-4		426.94
01 AUG 2025	Interest On Odue Bal [jun 2025] [at 16.75 % pa]		305.79
08 JUL 2025	Handover Letter	3.15	21.00
08 JUL 2025	Opening of debt collection function	3.15	21.00
SUB-TOTAL		6.30	25,553.64
		TOTAL DUE (incl. Vat)	25,559.94

Payment details:

Trafalgar Property Management

Standard Bank

Account number: 270739335

Branch: Thibault Square (020909)

Please email statements@trafalgar.co.za if you would like to change your monthly Trafalgar statement password. Your email instruction will be archived for record purposes concerning the password change

CHANGE OF ADDRESS: As required by law, please send us your new address within 14 days of any change of address

Remember to view your statements online: www.trafalgar.co.za Click on Property Portal Login: 074C.11 Password: 8GM279

Useful Links

Please follow this link for Payment options:

<https://www.trafalgar.co.za/paymentoptions.pdf>

Please follow this link to download the debit order form:

<https://www.trafalgar.co.za/debitorderform.pdf>

Trafalgar Monthly E-Magazine:

<https://www.estate-living.co.za/trafalgar/>

Deeds Office Document

ST14348/2008, PRETORIA

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SEARCH CRITERIA

Search Date	2025/07/29 14:08	Document Number	st14348/2008
Reference	-	Search Source	Deeds Office
Report Print Date	2025/07/29 14:08		
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS IL POSTO DI VITTORIO	Local Authority	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Scheme Number	125	Province	GAUTENG
Situated at	COUNTRY VIEW;128;69	Extent	227.0000
Scheme Year	2008	LPI Code	T0JR00400000012800069
Unit Number	1	Registration Division	JR
Previous Description	-		

OWNER INFORMATION (2)

MHLOM HAMILTON NGUBESILO

Owner 1 of 2

Person Type	PRIVATE PERSON	Document	ST14348/2008
ID Number		Microfilm / Scanned Date	-
Name	MHLOM HAMILTON NGUBESILO	Purchase Price (R)	1 270 000
Multiple Owners	YES	Purchase Date	2007/05/10
Multiple Properties	NO	Registration Date	2008/02/14
Share (%)	-		

MHLOM THANDEKILE

Owner 2 of 2

Person Type	PRIVATE PERSON	Document	ST14348/2008
ID Number		Microfilm / Scanned Date	-
Name	MHLOM THANDEKILE	Purchase Price (R)	1 270 000
Multiple Owners	YES	Purchase Date	2007/05/10
Multiple Properties	NO	Registration Date	2008/02/14
Share (%)	-		

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ENDORSEMENTS (1)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	SB14356/2008	FIRSTRAND BANK LTD	1 320 000	-

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