

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

CASE NO: 13603/2024

In the matter between:

**HILTON HEIGHTS BODY CORPORATE
(SCHEME NO. 43/2008)**

APPLICANT

And

LESEGO MAMASHEGO MAUPA

1ST RESPONDENT

ID NO. 861026 1070 088

CITY OF JOHANNESBURG

2ND RESPONDENT

METROPOLITAN MUNICIPALITY

NOTICE OF SALE

The immovable property (hereinafter referred to as the "*property*") which will be put up for auction on the **30TH day of JUNE 2026** at **Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House** at **11h00**, consists of:

1) The Property, more fully described as:

"Unit No 26 as shown and more fully described on the Sectional Plan No. SS 43/2008, in the scheme known as SS HILTON HEIGHTS in respect of the land and building or buildings situated at VORNA VALLEY EXT 75;2169;0 of which section the floor area, according to the said Section Plan, is 84 (EIGHTY-FOUR) square meters in extent, and 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, held by deed of transfer ST59715/2019."

Also known as **UNIT 26 HILTON HEIGHTS, 71 JAMIE UYS STREET, VORNA VALLEY EXT 75, MIDRAND**, is declared executable.

MEASURING 84 (EIGHTY-FOUR) square meters

HELD BY ST59715/2019

ZONED: RESIDENTIAL

Main building comprising of: 2 bedrooms, Lounge, Kitchen, 1 bathroom, 1 toilet, Parking for 1 vehicle

- 2) 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 nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots"

- 3) The sale will be augmented subject to conditions of which will lie for inspection at the offices of Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House, the prior to the sale.
- 4) The purchaser shall be required to make a payment of the registration fee (refundable) of R50 000 prior to participating in the sale.
- 5) The property shall be sold by the Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House to the highest bidder WITH A RESERVE PRICE OF R500 000.00.

JUKES AND ASSOCIATES
 Applicant's Attorneys
 83 3RD Street
 Northmead
 Benoni
 Tel : 010 235 0071
 E-mail : christopher@jmattorney.co.za
vinoliah@jmattorney.co.za
REF: C Jukes/AM/SM3



SS HILTON HEIGHTS 43, U:26 (PRETORIA)

Deeds Office Property Scheme

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 Scheme
Search Description	SS HILTON HEIGHTS 43, U:26 (PRETORIA)
Reference	VINOLIAH
Date	17/03/2026

SCHEME INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS HILTON HEIGHTS
Scheme Number / Year	43/2008
Unit Number	26
Situated At	VORNA VALLEY EXT 75;2169;0
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	84.0000
LPI Code	TOIRO9520000216900000
Street Address	-

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
MAUPA LESEGO MAMASHEGO		R750 000,00	27/06/2019

OWNER INFORMATION

Owner 1 of 1

Owner Name	MAUPA LESEGO MAMASHEGO
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST59715/2019
Purchase Date	27/06/2019
Registration Date	18/09/2019
Purchase Price	R750000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20190927 10:12:06

ENDORSEMENT(S)

Document Number	Microfilm Reference Number	Institution	Value
I-770/2026AT	-	13603/2024	R0,00
SB37814/2019	20190927 10:27:31	NQABA GUARANTEE S P V (RF) PTY LTD	R900 000,00

HISTORY INFORMATION

Document Number	Microfilm Reference Number	Owner	Value
SB4296/2008	20080204 16:33:53	-	R0,00
SB25437/2014	20180420 13:58:41	-	R0,00
ST43-26/2008	20080204 15:58:34	ERF 80 KELVIN CC	R0,00
ST42558/2014	20180420 13:59:07	PILLAY KILEN	R565 000,00
ST42558/2014	20180420 13:59:07	PILLAY JAN	R565 000,00
ST4070/2008	20140807 12:00:04	AQUARELLA INV 375 PTY LTD	R495 000,00
ST42557/2014	20140807 11:59:39	ELSKATEX PTY LTD	R435 000,00
ST23091/2018	20190927 10:15:52	MABOKELA PHUTI OUPA	R720 000,00

REPORT INFORMATION

Date of Information	17/03/2026 12:13	
Print Date	17/03/2026 12:13	
Generated By	VINOLIAH MODUKANELE	
Reference	VINOLIAH	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

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

MAUPA LESEGO MAMASHEGO M
71 JAMIE UYS STREET
VORNA VALLEY EXT.75
1686

Date	2026/05/07
Statement for	May 2026
Physical Address	71 JAMIE UYS STREET
Stand No./Portion	26 HILTON HEIGHTS
Township	VORNA VALLEY EXT.75

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
	1	2023/07/01	A1	Market Value R 714,000.00	Region A Ward 132

Invoice Number : 34006777907	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 556090822	(PIN Code:260951)
---------------------------------	--------------------------

Previous Account Balance	38,574.40
Sub Total	38,574.40
Interest on Arrears	35.61
Current Charges (Excl. VAT)	575.29
VAT @ 15%	36.90

Total Due	39,222.20
Due Date	2026/05/22

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
36,795.99	885.09	893.32	647.80	0.00	39,222.20

Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with que ries 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

Date : 2026/05/07 MAUPA LESEGO MAMASHEGO MAUPA LESEGO MAM
Acc. No. : 556090822 - 71 JAMIE UYS STREET , VORNA VALLEY EXT.75

EasyPay >>>> 91115 5560908229

SAPO 0146 556090822

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 556090822

>>>> 516008800111159 55609082203

Hilton Heights Body Corporate

71, Jamie Uys Street
Vorna Valley
Midrand
Gauteng - 1686

Reg. No.

VAT. No.



STATEMENT

To: 26 - Lesego Maupa

26 Hilton Heights
Vorna Valley
Midrand

Attention: Lesego Maupa
081 047 6768

STATEMENT DATE	01/06/26
AMOUNT DUE	R296,338.21
ACCOUNT NUMBER	HH61

Hilton Heights Body Corporate
Bank Name: FNB
Account Number: 62761418980
Branch Name: Carlswald&250655
Ref: Unit Number + Surname

Date	Description	Reference	Amount	Due Date	Balance
01/03/26	BROUGHT FORWARD		R257,753.25D		R257,753.25
01/03/26	1000001 Administrative Levy	INA16899	R2,298.24D	01/03/26	R260,051.49
01/03/26	1000002 CSOS Levy	INA16899	R35.96D	01/03/26	R260,087.45
01/03/26	1000003 Reserve Fund Levy	INA16899	R231.08D	01/03/26	R260,318.53
01/03/26	1000004 06/02Electrici O:89695 C:89912Consum:217	INA16899	R677.87D	01/03/26	R260,996.40
01/03/26	1000005 06/02 Water Open:2639Close:2644Consum:05	INA16899	R74.84D	01/03/26	R261,071.24
09/03/26	1000007 Interest on arrears	INA16939	R5,221.42D	09/03/26	R266,292.66
16/03/26	3030014 Juke's Legal Fees - SM34/Inv25760	INA17078	R1,436.25D	16/03/26	R267,728.91
16/03/26	3030014 Juke's Legal Fees - SM34/Inv26530	INA17078	R1,610.00D	16/03/26	R269,338.91
01/04/26	1000001 Administrative Levy	INA16969	R2,298.24D	01/04/26	R271,637.15
01/04/26	1000002 CSOS Levy	INA16969	R35.96D	01/04/26	R271,673.11
01/04/26	1000003 Reserve Fund Levy	INA16969	R231.08D	01/04/26	R271,904.19
01/04/26	1000004 06/03Electrici O:89912 C:90109Consum:197	INA16969	R618.64D	01/04/26	R272,522.83
01/04/26	1000005 06/03 Water Open:2644Close:2648Consum:04	INA16969	R74.84D	01/04/26	R272,597.67
10/04/26	1000007 Interest on arrears	INA17007	R5,391.02D	10/04/26	R277,988.69
16/04/26	3030014 Juke's Legal Fees - SM34/Inv26870	INA17079	R9,431.65D	16/04/26	R287,420.34
01/05/26	1000001 Administrative Levy	INA17033	R2,298.24D	01/05/26	R289,718.58
01/05/26	1000002 CSOS Levy	INA17033	R35.96D	01/05/26	R289,754.54
01/05/26	1000003 Reserve Fund Levy	INA17033	R231.08D	01/05/26	R289,985.62
01/05/26	1000004 06/04Electrici O:90109 C:90389Consum:280	INA17033	R864.47D	01/05/26	R290,850.09
01/05/26	1000005 06/04 Water Open:2648Close:2655Consum:07	INA17033	R109.16D	01/05/26	R290,959.25
14/05/26	3030014 Juke's Legal Fees - SM34/Inv27193	INA17087	R1,806.25D	14/05/26	R292,765.50
01/06/26	1000001 Administrative Levy	INA17116	R2,298.24D	01/06/26	R295,063.74
01/06/26	1000002 CSOS Levy	INA17116	R35.96D	01/06/26	R295,099.70
01/06/26	1000003 Reserve Fund Levy	INA17116	R231.08D	01/06/26	R295,330.78
01/06/26	1000004 07/05Electrici O:90389 C:90692Consum:303	INA17116	R932.59D	01/06/26	R296,263.37
01/06/26	1000005 07/05 Water Open:2655Close:2660Consum:05	INA17116	R74.84D	01/06/26	R296,338.21

120+ Days	90 Days	60 Days	30 Days	Current
R257,753.25	R11,585.66	R18,081.43	R5,345.16	R3,572.71

PAYABLE ON OR BEFORE THE 1ST
OF THE MONTH

Amount Due	R296,338.21
Amount Paid	
Overdue	R292,765.50