

IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION, JOHANNESBURG

CASE NO: 7043/19

In the matter between:

FIRSTRAND BANK LIMITED *trading inter alia as*
RMB PRIVATE BANK
Registration Number 1929/001225/06

Execution Creditor

And

HAROLD LEBOGANG BOPALAMO
Identity Number: 640620 6017 08 2

First Respondent

WATERFALL COUNTRY ESTATE WUQF

Second Respondent

NOTICE OF SALE IN EXECUTION - IMMOVABLE PROPERTY

IN PURSUANCE OF A JUDGMENT in the above Honourable Court dated **21 February 2023** and a Warrant of Execution issued thereafter, the leasehold rights over the property listed hereunder will be sold in execution on **Tuesday, 31 March 2026** at **11H00**, by the Sheriff of the High Court **Halfway House-Alexandra** at **614 James Crescent, Halfway House** to the highest bidder with a reserve price, of R5 500 000.00.

CERTAIN PROPERTY

ERF 1153 JUKSKEI VIEW EXTENSION 19 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 1204 (ONE THOUSAND TWO HUNDRED AND FOUR) SQUARE METERS IN EXTENT AND HELD UNDER NOTARIAL DEED OF LEASE NO: K000219/11 subject to all conditions therein

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consent from the Waterfall Country Estate Home-Owners Association.

Title Deed Number T4001/2011

PHYSICAL ADDRESS

The property is situated at **58 AUGRABIES FALLS BOULEVARD, JUKSKEI VIEW EXT 19, WATERFALL CITY, GAUTENG.**

MAGISTRATE DISTRICT

Randburg

PROPERTY DESCRIPTION (NOT GUARANTEED)

The leasehold rights over the property is registered in the name of **HAROLD LEBOGANG BOPALAMO** and consists of the following:

MAIN BUILDING:

1 ENTRANCE HALL, 1 LOUNGE, 1 FAMILY ROOM, 1 DINING ROOM, 1 STUDY, 1 KITCHEN, 1 PANTRY, 1 SCULLERY, 4 BEDROOMS, 3 BATHROOMS, 3 SHOWERS, 5 WC, 1 DRESSING ROOM, 1 OUT GARAGE, 1 SERVANT ROOM, 1 STOREROOM, 1 BATHROOM/WC, 1 PUB/CELLAR, 2 PATIOS.

The arrear rates and taxes as at 06 February 2024 amounts to RBS 754.54.

The outstanding levies as at 1 February 2024 amounts to R6 410.70.

CONSUMER PROTECTION ACT 68 OF 2008

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"

TERMS:

Registration As Buyer Is A Pre-Requisite Subject To Conditions, *Inter Alia*:

- (a) Directive of the Consumer Protection Act 68 of 2008
(URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>)
- (b) Fica-Legislation - Proof of identity and address particulars
- (c) Payment of a registration fee
- (d) Registration conditions

CONDITIONS OF SALE

The full conditions of sale may be inspected at the offices of the **Sheriff Halfway House-Alexandra at 614 James Crescent, Halfway House, Midrand** and at the office of Jason Michael Smith Inc Attorneys, situated at Suite 1, 26 Baker Street, Rosebank, Johannesburg, South Africa, Tel: 0114478188; Ref: **M vd Walt- MAT4173**

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DATED at ROSEBANK on this the day of **JANUARY 2026**.

**JASON MICHAEL SMITH INC
ATTORNEYS**

Attorneys for the Execution Creditor
Suite 1, 26 Baker Street

ROSEBANK

P. O. Box 52-2720, Saxonwold, 2132

Tel: 011 447 8188

Fax: 086 56 36 567

Email: Melinda@jmsainc.com

Ref: M vd Walt -MAT4173/WS

**TO: THE REGISTRAR OF THE ABOVE
HONOURABLE COURT**



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

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**** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.**

SEARCH CRITERIA

Search Date	2026/03/11 11:13	Erf Number	1153
Reference	-	Portion Number	-
Report Print Date	2026/03/11 11:19	Deeds Office	Pretoria
Township	JUKSKEI VIEW	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T4001/2011
Township	JUKSKEI VIEW EXT 19	Local Authority	MIDRAND-RABIE RIDGE MSS
Erf Number	1153	Province	GAUTENG
Portion Number	0	Extent	1204.0000SQM
Registration Division	IR	LPI Code	TOIR09580000115300000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.027698 / 28.098465
Suburb / Town**	JUKSKEI VIEW		

OWNER INFORMATION (1)

WATERFALL COUNTRY ESTATE W U Q F PTY LTD		Owner 1 of 1	
Company Type**	COMPANY	Document	T4001/2011
Registration Number	200401349307	Microfilm / Scanned Date	-
Name	WATERFALL COUNTRY ESTATE W U Q F PTY LTD	Purchase Price (R)	CRT
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	2011/01/24
Share (%)	-		

ENDORSEMENTS (4)

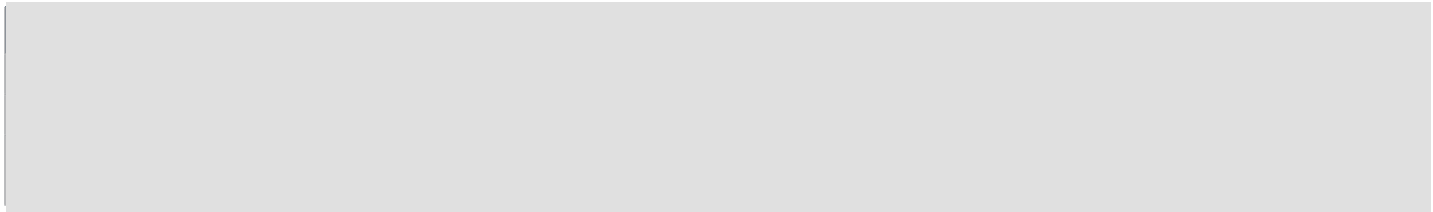
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B2697/2011	FIRSTRAND BANK LTD	5 500 000	-
2	I-249/2024AT	7043/2019	-	-
3	K219/2011L	BOPALAMO HAROLD LEBOGANG	-	-

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ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
4	K536/2010S	-	-	-

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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

BOPALAMO H L
PO Box 983
SUNNINGHILL
2157

Date	2026/01/07
Statement for	January 2026
Physical Address	1153 AUGRABIES FALLS BOULEVARD
Stand No./Portion	00001153 - 00000 - 00
Township	JUKSKEI VIEW EXT.19

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
1204 m2		2023/07/01	A1	Market Value R 7,903,000.00	Region A Ward 132

Invoice Number : 46006660988	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 1,442.53

Account Number 558157141	(PIN Code:246742)
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Previous Account Balance	360,665.69
Sub Total	360,665.69
Interest on Arrears	618.93
Current Charges (Excl. VAT)	7,826.20
VAT @ 15%	266.83
Total Due	369,377.65
Due Date	2026/01/22

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
342,627.12	8,890.72	9,147.85	8,711.96	0.00	369,377.65

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 # 31 Oct 2026. For more info, visit www.joburg.org.za.
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 : 2026/01/07 HAROLD LEBOGANG BOPALAMO
Acc. No. : 558157141 - 1153 AUGRABIES FALLS BOULEVARD, , JUKSKEI VIEW EXT.19

EasyPay	>>>>> 91115 5581571410
SAPO	0146 558157141

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 558157141

>>>>> 51600880011159 55815714101

**STATEMENT for 952C1153001 1153 WATERFALL COUNTRY ESTATE
 HOMEOWNERS ASSOCIATION**
 For the period January 2026 to October 2025

E-mail: samashnic@trafalgar.co.za

Tel: 0112145200

Fax:

 H Bopalamo
 P O Box 983
 Sunninghill
 2157

Printed on 16-Jan-26

Date	Description	Vat R.	Debit R.	Credit R.	Balance R.
01/01/2026	Levy	0.00	5,332.30	0.00	1,713.19
01/01/2026	Interest On Odue Bal [nov 2025]	0.00	140.46	0.00	-3,619.11
01/01/2026	Csos Levy - 01/2026 [952c*1153 - 5332.30]	0.00	40.00	0.00	-3,759.57
29/12/2025	Std Bank 29/12/2025	0.00	0.00	-12,000.00	-3,799.57
01/12/2025	Levy	0.00	5,332.30	0.00	8,200.43
01/12/2025	Interest On Odue Bal [oct 2025]	0.00	98.68	0.00	2,868.13
01/12/2025	Csos Levy - 12/2025 [952c*1153 - 5332.30]	0.00	40.00	0.00	2,769.45
18/11/2025	Legal Fees - Ceronio Attorneys Trust Inv: 25242	0.00	610.00	0.00	2,729.45
28/11/2025	Std Bank 28/11/2025	0.00	0.00	-11,975.85	2,119.45
28/11/2025	Std Bank 28/11/2025	0.00	0.00	-24.15	14,095.30
01/11/2025	Levy	0.00	5,332.30	0.00	14,119.45
01/11/2025	Interest On Odue Bal [sep 2025]	0.00	116.28	0.00	8,787.15
01/11/2025	Csos Levy - 11/2025 [952c*1153 - 5332.30]	0.00	40.00	0.00	8,670.87
17/10/2025	Telephone Recovery	3.15	24.15	0.00	8,630.87
01/10/2025	Levy	0.00	5,332.30	0.00	8,606.72
01/10/2025	Interest On Odue Bal [aug 2025]	0.00	88.14	0.00	3,274.42
01/10/2025	Csos Levy - 10/2025 [952c*1153 - 5332.30]	0.00	40.00	0.00	3,186.28
	Balance B/F				3,146.28

Summary of above Transactions

	VAT R.	R.
Balance B/F		3,146.28
Recoveries - Legal Fees	0.00	610.00
Contractor/residents Transgressions: Environmental Levies	3.15	24.15
Interest - Arrears	0.00	21,329.20
Recoveries - Csos Levy	0.00	443.56
Trafalgar Trust Account	0.00	160.00
Balance C/F	0.00	-24,000.00
		1,713.19