

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

CASE NO: 70482/2023

In the matter between:

THE STANDARD BANK OF SOUTH AFRICA LIMITED

REGISTRATION NUMBER: 1962/000738/06

Execution Creditor/ Plaintiff

and

LESEGO MOTSUSI

(IDENTITY NUMBER: 790303 6000 089)

First Execution Debtor/ Defendant

LERATO ELIZABETH MOTSUSI

(IDENTITY NUMBER: 790303 0686 081)

Second Execution Debtor/ Defendant

NOTICE OF SALE IN EXECUTION – IMMOVABLE PROPERTY

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Local Division, Johannesburg in the above action, a sale as a unit with a **reserve of R318 192.67** will be held at the office of the **SHERIFF HALFWAY HOUSE - ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY, 09 DECEMBER 2025** at **11H00 HRS** the under mentioned property of the Defendants on the conditions which will lie for inspection prior to the sale at the offices of **SHERIFF HALFWAY HOUSE - ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE**.

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 following information is furnished regarding the improvements, though in this respect nothing is guaranteed:

A DWELLING COMPRISING OF:

MAIN BUILDING: X 1 LOUNGE, X 1 DINING ROOM, X 1 KITCHEN X 2 BEDROOMS, X 1 BATHROOM, X 1 OUTSIDE STOREROOM (SHACK)

(Improvements / Inventory – Not Guaranteed)

CERTAIN:

ERF 4826 ALEXANDRA EXTENSION 22 TOWNSHIP

REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG

MEASURING 179 (ONE HUNDRED AND SEVENTY-NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T098906/2008

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

SITUATED AT: 201 FOURTEENTH AVENUE, ALEXANDRA EXTENSION 22.

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SUBJECT TO THE CONDITIONS THEREIN CONTAINED

SITUATED AT: 201 FOURTEENTH AVENUE, ALEXANDRA EXTENSION 22.

TERMS:

1. **10% (TEN PER CENTUM)** of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within **twenty-one (21) days** from the date of sale.

2. AUCTIONEER'S CHARGES, payable on the day of sale to be calculated as follows:

6% (SIX PER CENTUM) on the first **R100 000.00 (HUNDRED THOUSAND RAND)**; **3.5% (THREE POINT FIVE PERCENT)** on **R100 001.00 (HUNDRED THOUSAND AND ONE RAND)** up to **R400 000.00 (FOUR HUNDRED THOUSAND)** and **1.5% (ONE POINT FIVE PERCENT)** on the balance of the proceeds of the sale subject to a maximum commission of **R 40 000.00 plus Vat** in total and a minimum of **R 3000.00 plus Vat** (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser.

TAKE FURTHER NOTICE THAT:

1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable.

2. This is a sale in execution pursuant to a judgment obtained in the above honourable court.
3. The rules of this execution will be available 24 hours prior to the auction at the office of the **SHERIFF HALFWAY HOUSE – ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE.**
4. Registration as a buyer is a pre-requisite subject to specific certain conditions, inter alia:
 - 4.1 Directives of the Consumer Protection Act 68 of 2008
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
 - 4.2 FICA legislation with regard to identity and address particulars;
 - 4.3 Registration fee payable of **R50 000.00**, refundable after sale if not buying;
 - 4.4 Registration conditions.
5. The sale will be conducted at the offices of **SHERIFF HALFWAY HOUSE - ALEXANDRA** situated at **614 JAMES CRESCENT, HALFWAY HOUSE.**
6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.
7. The auctioneer will be _____

DATED AT JOHANNESBURG on the _____ of OCTOBER 2025.



MOTHLE JOOMA SABDIA INC

Attorneys for the Plaintiff

Ground Floor, Duncan Manor

Corner Jan Shoba and Brooks Streets

Brooklyn, Pretoria

P O Box 11147 Hatfield, 0028

Docex 235 Pretoria

Tel No. 012- 362 3137

Fax No. 086 694 4081 / 086 650 579

Email: kamos@mjs-inc.co.za

Ref. Mr J Phefadi/ks/FOR2/0863

C/O 50 Saint David Road

Houghton, Johannesburg

Postnet Suite 281

Private Bag X5, Norwood 2117

Docex 4, Houghton

Tel: 011 487 0063

CONVEYANCER CERTIFICATE

I, the undersigned

MAGRIETHA TELANA VAN NIEKERK

a Conveyancer, practicing at Mothle Jooma Sabdia Incorporated in Pretoria situated in the Province of Gauteng: Republic of South Africa, duly admitted and sworn in, do hereby certify that I have inspected the relevant records of the Registrar of Deeds: North Gauteng at **Pretoria**, and have ascertained the following from the records of the Deeds Registry:

1. **LESEGO MOTSUSI**
(IDENTITY NUMBER: 790303 6000 089)
Unmarried

2. **LERATO ELIZABETH MOTSUSI**
(IDENTITY NUMBER: 790303 0686 081)
Unmarried

is the registered owner of

**ERF 4826 ALEXANDRA EXTENSION 22 TOWNSHIP
REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG
MEASURING 179 (ONE HUNDRED AND SEVENTY-NINE) SQUARE METRES
HELD BY DEED OF TRANSFER NO. T098906/2008
SUBJECT TO THE CONDITIONS THEREIN CONTAINED**

ALSO KNOWN AS: 201 FOURTEENTH AVENUE, ALEXANDRA EXT 22

3. The title deed has not been pledged and it is not being detained by anyone as security for debt or otherwise, except for Mortgage bond number **B98080/2008** registered in favor of **THE STANDARD BANK OF SOUTH AFRICA LIMITED**.

4. There are two interdicts noted against the property, namely:

Interdict number 1:	I-777/2013AT
Court:	Gauteng High Court, Johannesburg
Case number:	43918/2012
Plaintiff:	The Standard Bank of South Africa Limited
First Defendant:	Lesego Motsusi
Second Defendant:	Lerato Elizabeth Motsusi

Interdict number 2:	I-3580/2024AT
Court:	Gauteng High Court, Johannesburg
Case number:	70482/2023
Plaintiff:	The Standard Bank of South Africa Limited
First Defendant:	Lesego Motsusi



Second Defendant: **Lerato Elizabeth Motsusi**

5. The Writ was issued against the Defendant by the attorneys for the Plaintiff being Mothle Jooma Sabdia Incorporated.
6. As far as I was able to ascertain, the property is subject to no further attachments, interdicts or encumbrances.

Dated at **PRETORIA** on 22 of **OCTOBER 2025**.



CONVEYANCER
MT VAN NIEKERK



ALEXANDRA EXT 22 4826 (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	ALEXANDRA EXT 22 4826 (PRETORIA)
Reference	FOR2/0863
Date	20/02/2025

ERF INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	ERF
Township	ALEXANDRA EXT 22
Erf Number	4826
Portion Number	0
Remainder	NO
Previous Description	-
Registration Division	IR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Diagram Deed	TL52217/1989
Size	179.0000 SQM
LPI Code	T0IR00100000482600000
Street Address	

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
MOTSUSI LESEGO		R265000.00	20/01/2008
MOTSUSI LERATO ELIZABETH		R265000.00	20/01/2008

OWNER INFORMATION

Owner 1 of 2

Owner Name	MOTSUSI LESEGO
ID / Reg. Number	
Owner Type	PERSON
Title Deed	T98906/2008
Purchase Date	20/01/2008
Registration Date	31/10/2008
Purchase Price	R265000.00
Multiple Owners	YES
Multiple Properties	-
Share	0.500000

OWNER INFORMATION

Microfilm Reference No. 20081111 14:26:10

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

Owner Name MOTSUSI LERATO ELIZABETH

ID / Reg. Number

Owner Type PERSON

Title Deed T98906/2008

Purchase Date 20/01/2008

Registration Date 31/10/2008

Purchase Price R265000.00

Multiple Owners YES

Multiple Properties -

Share 0.500000

Microfilm Reference No. 20081111 14:26:10

ENDORSEMENT(S)

Document Number	Microfilm Reference Number	Institution	Value
A11200/92			R0,00
B98080/2008	20081111 14:31:08	STANDARD BANK OF SOUTH AFRICA LTD	R265 000,00
I-3580/2024AT	20241121 08:25:35	70482/2023	R0,00
I-777/2013AT	20240210 09:50:15	43918/2012	R0,00
RENUM FROM: ALEXANDR		A BLOCK 111 ERF: 0000081	R0,00

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ALEXANDRA EXT 22 4826 (PRETORIA)

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Size	179.0000 SQM
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Street Address	-

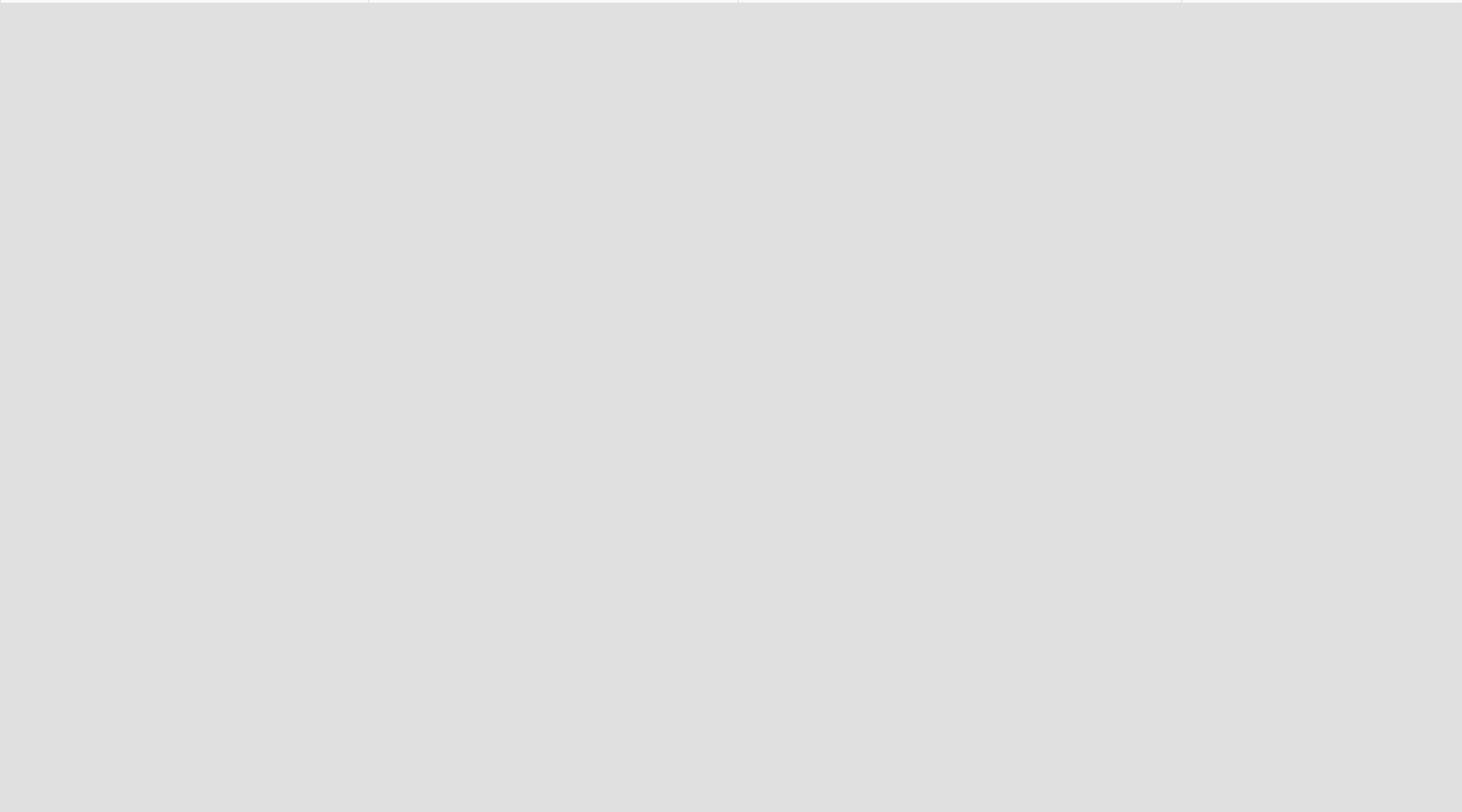
OWNER INFORMATION

Owner 1 of 2

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OWNER INFORMATION	
Microfilm Reference No.	20081111 14:26:10
OWNER INFORMATION (CONTINUED)	
Owner 2 of 2	
Owner Name	
ID / Reg. Number	
Owner Type	
Title Deed	T98906/2008
Purchase Date	20/01/2008
Registration Date	31/10/2008
Purchase Price	R265000.00
Multiple Owners	YES
Multiple Properties	-
Share	0.500000
Microfilm Reference No.	20081111 14:26:10

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A11200/92	-	-	R0,00
B98080/2008	20081111 14:31:08	STANDARD BANK OF SOUTH AFRICA LTD	R265 000,00



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a world class African city

Computer generated

COPY OF TAX INVOICE

LERATO ELIZABETH&LESEGO MOTSUSI
STAND 4826
FOURTEENTH AVENUE
2090

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	2025/10/03
Statement For	October 2025
Physical Address	201 FOURTEENTH AVENUE
Stand No./Portion	00004826 - 00000 - 00
Township	ALEXANDRA EXT.22

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
179 m2	1	2024/07/01	E1	Market Value R600,000.00	Region E WARD 76

Invoice Number: 142006158724

Next Reading Date: 2025/10/20

Client VAT Number:

Deposit: R 0.00

Account Number: 551183978

PIN CODE: 226492

Previous Account Balance

4,569.41

Sub Total

4,569.41

Interest on Arrears

21.71

Current Charges (Excl. VAT)

238.62

VAT @ 15%

0.00

90 DAYS+	60 DAYS	30 DAYS	CURRENT	INSTALLMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
3,573.22	498.22	497.97	260.33	0.00	4,829.74	Due Date	4,829.74 2025/10/20

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



EasyPay 91115 5511839788



Postal Office 0146 551183978



516008800111159 55118397807

Date: 2025/10/03 LERATO ELIZABETH&LESEGO MOTSUSI
Acc. No.: 551183978 201 FOURTEENTH AVENUE

Standard Bank City of Johannesburg Banking details:

Internet Banking - Use the banks pre-loaded Company details
SBSA branch deposits - **CIN no AA45** to be used in place of bank acc. nr.
Client Account No/Deposit Reference 551183978

Total Due	4,829.74
Due Date	2025/10/20



Account Number: 551183978

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 600,000.00 X R 0.0095447 / 12 (Billing Period 2025/10) Less rates on first R300 000.00 of market value VAT: 0 %		477.24 -238.62 0.00	238.62

Current Charges (Including VAT)

238.62

Where can a payment be made?

Any CoJ Office; and Post Office; and 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.