

AUCTION

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

Case No: B2064/2023

In the matter between:

ABSA BANK LIMITED

EXECUTION CREDITOR

and

BIBIAN AKUDO EMEH N.O.

JUDGMENT DEBTOR

duly appointed as EXECUTRIX in the
**ESTATE OF THE LATE KENNETH ONYEMAUCHE
UGWOEPUOME**
in terms of Section 13 and 14 of the Administration
of Estates Act, No. 66 of 1965 (as amended)

**NOTICE OF SALE IN EXECUTION
IMMOVABLE PROPERTY**

In pursuance of a judgment granted by this Honourable Court on **22 SEPTEMBER 2023**, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of **R1 585 000.00**, by the Sheriff of the High Court **HALFWAY HOUSE-ALEXANDRA** at **THE SHERIFF'S OFFICE, HALFWAY HOUSE-ALEXANDRA: 614 JAMES CRESCENT, HALFWAY HOUSE** on **30 APRIL 2024** at **11H00**, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the **SHERIFF OF THE HIGH COURT, HALFWAY HOUSE-ALEXANDRA: ADDRESS AS ABOVE**, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or the Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property.

**PORTION 1 OF ERF 160 KEW TOWNSHIP
REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG
MEASURING 1487 (ONE THOUSAND FOUR HUNDRED AND EIGHTY SEVEN) SQUARE
METRES
HELD BY DEED OF TRANSFER NUMBER T67392/2011
SUBJECT TO THE CONDITIONS THEREIN CONTAINED**

(also known as: **13 THIRD ROAD, KEW, JOHANNESBURG, GAUTENG**)

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, DINING ROOM, 4 BEDROOMS, KITCHEN, 3 BATHROOMS, 3 SHOWERS, 3 TOILETS & OUTBUILDINGS: LOUNGE, DINING ROOM, 2 BEDROOMS, KITCHEN, BATHROOM, SHOWER, TOILET, 2 CARPORTS & SWIMMING POOL

TAKE FURTHER NOTICE THAT:

1. This 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.
2. The registration fee for the buyers will be R50 000.00.

VELILE TINTO AND ASSOCIATES INC.

TINTO HOUSE C/O SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) &
DISSELBOOM STREETS 0062

WAPADRAND, PRETORIA

DX 178, PRETORIA

PO Box 733

0050, Wapadrاند, Pretoria

Tel: (012) 807 3366 (Ext. 519)

Litigation direct fax: (012) 807 5299

Email: service@tintolaw.co.za

Ref: U24419/DBS/N FOORD/CEM



Account Number: 550826168

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 1,841,000.00 X R 0.0087910 / 12 (Billing Period 2024/01) Less rates on first R300 000.00 of market value VAT: 0 %		1,348.69 - 219.78 0.00	1,128.91

Johannesburg Water Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
Sewer monthly charge based on Stand size 1487 m2 (Billing Period 2024/01) VAT: 15.00%		860.45 129.07	989.52

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Charge VAT: 15.00%		404.00 60.60	464.60

Current Charges (Including VAT)	2,583.03
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Where can a payment be made?

Any CoJ Office; any Post Office; any 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.