

REF: MAT455521

IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, PRETORIA

CASE NUMBER: 2023-104266

In the matter between:

**FIRSTRAND MORTGAGE COMPANY (RF) PROPRIETARY  
LIMITED**

Judgment Creditor

And

**ITUMELENG LEROY MALEMELA**

Judgment Debtor

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**NOTICE OF SALE IN EXECUTION/ AUCTION**

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**IN** Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff HALFWAY HOUSE - ALEXANDRA to the highest bidder **SUBJECT TO A RESERVE PRICE OF R685 000.00** and will be held at 614 JAMES CRESCENT, HALFWAY HOUSE on 25 MARCH 2025 at 11:00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 614 JAMES CRESCENT, HALFWAY HOUSE, prior to the sale.

**A UNIT CONSISTING OF:**

- (a) SECTION NO. 1047 as shown and more fully described on Sectional Plan No. SS599/2021 in the scheme known as KIKUYU in respect of the land and building or buildings situate at JUKSKEI VIEW EXTENSION 128 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 42 (FORTY TWO) square metres in extent;
- (b) 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 CERTIFICATE OF REGISTERED SECTIONAL TITLE NUMBER ST599/2021 (1047)(UNIT) AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF KIKUYU RESIDENTS ASSOCIATION

situated at UNIT 1047 KIKUYU, 4496 MAXWELL STREET, JUKSKEI VIEW EXT 128.

Situated in the Magisterial District of HALFWAY HOUSE - ALEXANDRA.

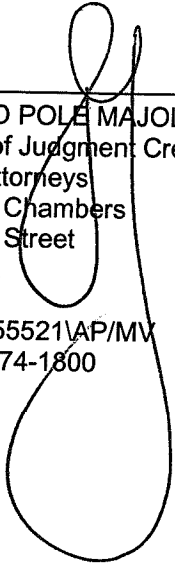
The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

MAIN BUILDING:	LOUNGE, KITCHEN, 1 BEDROOM, 1 SHOWER, 1 WC, 1 CARPORT, BALCONY
OUTSIDE BUILDINGS:	NONE
SUNDRIES:	NONE

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

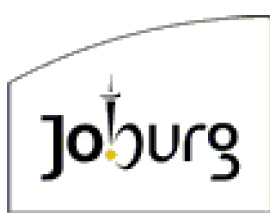
The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). All terms and conditions on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand.

DATED at PRETORIA on 20 DECEMBER 2024



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HAMMOND POLE MAJOLA INC.  
Attorneys of Judgment Creditor  
c/o NVG Attorneys  
Menlo Law Chambers  
No. 49 11<sup>th</sup> Street  
Menlo Park  
Pretoria  
Ref: MAT455521/AP/MV  
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 Johannesburg 2000

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 JoburgConnect@joburg.org.za

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# COPY TAX INVOICE

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

**WATERFALL FIELDS W U Q F PTY LTD**  
 4496 JUSKEI VIEW EXT.128 TS  
 962 KIKUYU  
 JUKSKEI VIEW EXT.128  
 1666

<b>Date</b>	<b>2025/02/05</b>
<b>Statement for</b>	<b>February 2025</b>
<b>Physical Address</b>	<b>4496 JUKSKEI VIEW EXT.128 TS</b>
<b>Stand No./Portion</b>	<b>1047 KIKUYU</b>
<b>Township</b>	<b>JUKSKEI VIEW EXT.128</b>

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
42 m2	1	2023/07/01	E1	Market Value R 915,000.00	Region E WARD 32

Invoice Number : 220000179099	Group :	Next Reading Date :
Client VAT Number : 4320285580		Deposit Paid : R 0.00

<b>Account Number 557053929</b>	<b>(PIN Code:250794)</b>
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Previous Account Balance	11,153.50
Sub Total	11,153.50
Current Charges (Excl. VAT)	975.37
VAT @ 15%	43.65

<b>Total Due</b>	<b>12,172.52</b>
<b>Due Date</b>	<b>2025/02/20</b>

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
8,609.74	1,296.61	1,247.15	1,019.02	0.00	12,172.52

**This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over thirty (30) 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 : 2025/02/05 WATERFALL FIELDS W U Q F PTY LTD  
 Acc. No. : 557053929 - 4496 JUKSKEI VIEW EXT.128 TS , JUKSKEI VIEW EXT.128

**EasyPay >>>>> 91115 5570539295**

**SAPO 0146 557053929**

**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 557053929

>>>>> 516008800111159 55705392903







**The Kikuyu Residents Association**

Email.: raymond@elgaru.co.za

Contact No.: 010 634 4921

**ADDRESS**

Kikuyu Waterfall  
 Old Pretoria Main  
 Road  
 Waterfall City  
 Midrand  
 1685

**Leroy Malemela**

Unit 1047 Kikuyu,  
 Old Pretoria Road,  
 Waterfall City,  
 1686

Unit No 1047

Reference: LER001-U1047

Tel: 619709669

Email: Lsaint00@icloud.com

# STATEMENT

DATE
2025-03-05

Date	Source	Description	Debit	Credit	Cumulative
2024-08-01		Balance b/f	0.09	0	0.09
2024-08-01	Invoice	<a href="#">INV65806</a>	1653.07	0	1 653.16
2024-08-12	Invoice	<a href="#">INV66172</a>	24.00	0	1 677.16
2024-08-20	STANDARD BANK: 082778264 - LEVIES	MAGTAPE CREDIT LER001-U1047 2008 00000000001000 - "Payment - Thank you"	0	1000.00	677.16
2024-08-23	Invoice	<a href="#">INV66380</a>	24.00	0	701.16
2024-09-01	Invoice	<a href="#">INV67493</a>	1653.07	0	2 354.23
2024-09-16	Invoice	<a href="#">INV67854</a>	24.00	0	2 378.23
2024-09-25	Journal Batch 560	Interest on arrears balance of R 701.16 as at 2024-08-31 (13.75% p.a.).	8.03	0	2 386.26
2024-09-25	Invoice	<a href="#">INV68037</a>	24.00	0	2 410.26
2024-10-01	Invoice	<a href="#">INV69147</a>	1653.07	0	4 063.33
2024-10-09	Invoice	<a href="#">INV69483</a>	24.00	0	4 087.33
2024-10-22	STANDARD BANK: 082778264 - LEVIES	CREDIT TRANSFER LER001-U1047 2210 000000000006088 - "Payment - Thank you"	0	1000.00	3 087.33
2024-10-23	Journal Batch 564	Interest on arrears balance of R 2 410.26 as at 2024-09-30 (13.50% p.a.).	27.12	0	3 114.45
2024-11-01	Invoice	<a href="#">INV70760</a>	1653.07	0	4 767.52
2024-11-12	Journal Batch 568	Interest on arrears balance of R 3 114.45 as at 2024-10-31 (13.50% p.a.).	35.04	0	4 802.56
2024-12-01	Invoice	<a href="#">INV72356</a>	1653.07	0	6 455.63

120+ days	90+ days	60+ days	30+ days	Current
4 802.56	1 706.10	1 724.94	1 743.98	1 653.07

**BANKING DETAILS**

Bank Name: STANDARD BANK  
 Account Number: 082778264 - LEVIES  
 Branch Code: 009006

Reference: LER001-U1047  
 Account Holder: THE KIKUYU RESIDENTS ASSOCIATION  
 Account Type: CURRENT  
 Branch Name: MALL OF AFRICA

**Total Due**

**R 11 630.65**

2024-12-04	Journal Batch 575	Interest on arrears balance of R 4 802.56 as at 2024-11-30 (13.25% p.a.).	53.03	0	6 508.66
2025-01-01	Invoice	<a href="#">INV73845</a>	1653.07	0	8 161.73
2025-01-21	Journal Batch 586	Interest on arrears balance of R 6 508.66 as at 2024-12-31 (13.25% p.a.).	71.87	0	8 233.60
2025-02-01	Invoice	<a href="#">INV75394</a>	1653.07	0	9 886.67
2025-02-21	Journal Batch 591	Interest on arrears balance of R 8 233.60 as at 2025-01-31 (13.25% p.a.).	90.91	0	9 977.58
2025-03-01	Invoice	<a href="#">INV76913</a>	1653.07	0	11 630.65

120+ days	90+ days	60+ days	30+ days	Current
4 802.56	1 706.10	1 724.94	1 743.98	1 653.07
<b>BANKING DETAILS</b>				<b>Total Due</b>
Bank Name: STANDARD BANK		Reference: LER001-U1047		<b>R 11 630.65</b>
Account Number: 082778264 - LEVIES		Account Holder: THE KIKUYU RESIDENTS ASSOCIATION		
Branch Code: 009006		Account Type: CURRENT		
		Branch Name: MALL OF AFRICA		