

AUCTION

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

CASE NR: 2024-042562

In the matter between :

FIRSTRAND MORTGAGE CO (RF) (PROPRIETARY) LIMITED

Applicant

And

**ODIRILE KARABO MODUTO
ID: (8906185258084)**

1st Respondent

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

2nd Respondent

THE WEST END BODY CORPORATE

3rd Respondent

NOTICE OF SALE IN EXECUTION

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the **1st Respondent** for money owing to the Applicant, obtained in the above Honourable Court, in the suit, **with a reserve price of R550000.00** to the highest bidder, will be held by the **SHERIFF HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE** on **25 March 2025 at 11:00AM** of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: (a) **SECTION NO 628 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS295/2017, IN THE SCHEME KNOWN AS THE WEST END IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERAND GARDENS EXTENSION 136 AND ERAND GARDENS EXTENSION 137 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 70 SQUARE METRES IN EXTENT; AND**
(b) **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 NO ST32314/2023 AND SUBJECT TO SUCH CONDITONS AS SET OUT IN THE AFORESAID DEED;**

Situated: **UNIT 628 THE WEST END, 283 BRYANT STREET, ERAND GARDENS EXT 136 AND 137, MIDRAND, GAUTENG**

Zoned: **RESIDENTIAL**

The property consists of UNIT CONSISTING OF LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, SHOWER, TOILET, COVERED BALCONY AND CARPORT. **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"**.

1. The purchaser shall pay auctioneer's commission subject to a maximum of **R40 000.00 plus vat** and a minimum of **R3000.00 plus vat**.

2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or eft on the date of the sale. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.
3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.
4. The rules of auction are available 24 hours prior to the auction at the offices of the **SHERIFF HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE**. The office of the Sheriff Halfway House - Alexandra will conduct the sale.
5. 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

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.info.gov.za/view/downloadfileaction?id=99961>)
- (b) Fica-legislation - proof of identity and address particulars
- (c) Payment of a refundable registration fee in the amount of **R50 000.00** is payable prior to the commencement of the auction in order to obtain a buyer's card.
- (d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the **SHERIFF HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE**.

Dated at **PRETORIA** on the **29th JANUARY 2025**.

SIGNED:



Riana van den Burg

RWL INC.

Attorney for Applicant

Reference: **VAN DEN BURG/MAT18359/VAN DER WATT**



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 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. : PIKUP - 4790191292
 VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

ODIRILE KARABO MODUTO
UNIT:628 THE WEST END
31 BRYANT CRESCENT
ERANDS GARDENS EXT.137
1685

Date	2025/03/06
Statement for	March 2025
Physical Address	31 BRY-ANT CRESCENT
Stand No./Portion	628 THE WEST END
Township	ERAND GARDENS EXT.137

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
70 m2	1	2023/07/01	A1	Market Value R 896,000.00	REGION A WARD 112

Invoice Number : 202001180125	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 558200703	(PIN Code:243019)
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Previous Account Balance	16,210.94
Sub Total	16,210.94
Current Charges (Excl. VAT)	744.20
VAT @ 15%	43.65

Total Due	16,998.79
Due Date	2025/03/24

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
14,178.98	1,015.98	1,015.98	787.85	0.00	16,998.79

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 : 2025/03/06 ODIRILE KARABO MODUTO
 Acc. No. : 558200703 - 31 BRY-ANT CRESCENT , ERAND GARDENS EXT.137

EasyPay >>>>> 91115 5582007034

SAPO 0146 558200703

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 558200703

>>>>> 516008800111159 55820070302

Account Number 558200703

City of Johannesburg

Property Rates

VAT No. 4760117194

Amount

Sub Total

Category of Property: Property Rates Residential
R 896,000.00 X R 0.0091250 / 12 (Billing Period 2025/03)
Less rates on first R300 000.00 of market value
VAT: 0 %

681.33
- 228.13
0.00

453.20

PIKITUP

Refuse

VAT No. 4790191292

Refuse Residential
VAT: 15.00% (Total Amount: 291.00)

291.00
43.65

334.65

Current Charges (Incl. VAT)

787.85

Where can payments be made ?

Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).

YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How can payments be made ?

By debit order, cash, debit or credit card.

KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When can payments be made ?

Payments must reach 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.

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.

Please direct any queries to your Whitfields Customer Service Consultant, Cynthia Mabuya
 Email : c.mabuya@whitfields.co.za

Telephone : +2710 824 5523

TAX INVOICE/STATEMENT

Registered Owner
 Odirile Karabo Moduto
 odirilemoduto@icloud.com

Current Tenant
 Owner Occupied

Invoice from: The West End Home owners association
 For your property/ies:
 Unit 628
 Corner 9th & 11th Road
 Erand Gardens Ext 136/7
 Midrand

Date : 2025-03-12
 Scheme VAT No : Not Registered
 Owner VAT No : Not Applicable
 Account No : TWE0628C

Date	Ref/Meter	Details	Debits	Credits	Balance
		Balance Brought Forward			67 973.82
2025-02-01	Feb 2025	Levy	1 065.00	0.00	69 038.82
2025-02-01	LEVY	CSOS Levy	11.31	0.00	69 050.13
2025-02-01	LEVY	Reserve Levy (Feb 2025)	58.00	0.00	69 108.13
2025-02-01	ACR	Arrear Cost Recovery (Jan 25)	345.00	0.00	69 453.13
2025-02-01	Sewer	Effluent (Feb 2025)	704.47	0.00	70 157.60
2025-02-01	580	Water (Dec 2024) (580 - 573 = 7.00kl)	30.13	0.00	70 187.73
2025-02-01	Interest	Interest (Jan 2025)	1 359.48	0.00	71 547.21
2025-03-01	JRN-00072586	LEGAL FEES_WA9565 _Sutherland Kruger	2 658.56	0.00	74 205.77
2025-03-01	Interest	Interest (Feb 2025)	1 430.94	0.00	75 636.71
2025-03-01	ACR	Arrear Cost Recovery (Feb 25)	345.00	0.00	75 981.71
2025-03-01	Mar 2025	Levy	1 065.00	0.00	77 046.71
2025-03-01	LEVY	CSOS Levy	11.31	0.00	77 058.02
2025-03-01	LEVY	Reserve Levy (Mar 2025)	58.00	0.00	77 116.02
2025-03-01	Sewer	Effluent (Mar 2025)	704.47	0.00	77 820.49
2025-03-01	587	Water (Jan 2025) (587 - 580 = 7.00kl)	30.13	0.00	77 850.62
AMOUNT DUE BY: 2025/04/01				DUE:	77 850.62

PAYMENTS

- * Pay to Whitfield Property Management Trust Account, Standard Bank, Fourways Mall (051001) A/C 023 341 890.
- * Use only your 8 digit account number as your payment reference.
- * Cash deposits are not accepted.

Whitfields offering for owners with tenants

- * An owner with a tenant may request the splitting of their invoice so that charges relating to utilities are sent to their tenant.
- * The owner will receive a copy of the utilities account that is sent to their tenant.
- * Whitfields will follow up any unpaid utilities account as they would an unpaid levy account.
- * An administration fee of R 30.00 per month including VAT shall be charged to the owner for this service.
- * Contact your Customer Service Consultant to initiate this service.

Important notes regarding payments :

- * Levies and other charges are due and payable by no later than the 1st of every month. Interest will be charged on late payments.
- * To request debit order payments, visit your scheme website or contact your Whitfields Customer Service Consultant.
- * Payments made recently may not reflect on this invoice/statement.
- * All payments are allocated first to interest, thereafter to the oldest debt.
- * Failure to reference your payment correctly could result in fees which will be for your account.