

**IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION, JOHANNESBURG**

Case number: **2024-040274**

In the matter between:

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

Execution Creditor

And

WASIE THIERRY MUZANG

Judgment Debtor

**NOTICE OF SALE IN EXECUTION
(AUCTION)**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 23rd October 2024 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of **SHERIFF HALFWAY HOUSE - ALEXANDRA** on **TUESDAY** the 25TH day of **MARCH 2025** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE** to the highest bidder with a reserve price of R590,000.00.

CERTAIN:

ERF 121 GRESSWOLD TOWNSHIP

REGISTRATION DIVISION I.R.,

PROVINCE OF GAUTENG

MEASURING 1665 (ONE THOUSAND SIX HUNDRED AND SIXTY FIVE)

SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T15879/2020

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: General Residential (not guaranteed)

The property is situated at **12 PORTLOCK ROAD, GRESSWOLD, JOHANNESBURG** and consists of single storey, brick walls, tiled roof, tiled floor, lounge, dining room, 3 bedrooms, kitchen, laundry, 1 bathroom, 1 shower, 1 toilet (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected on shha.online or before the sale at the offices of the said sheriff of the High Court for the district of **HALFWAY HOUSE-ALEXANDRA** situated at **614 JAMES CRESCENT, HALFWAY HOUSE** or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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.

Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- a) Directive of the Consumer Protection Act 68 of 2008 as amended.
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) FICA – legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of R50,000.00 (cash) which is refundable.

- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

DATED AT JOHANNESBURG ON THIS 31ST DAY OF JANUARY 2025.

Attorneys for the Applicant

**GLOVER KANNIEAPPAN
INCORPORATED**

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Parktown, Johannesburg
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Ref: R NEL/MJ/MAT104793

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a world class African city

Computer generated
COPY OF TAX INVOICE
MUZANG W T
12 PORTLOCK ROAD
GRESSWOLD
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: PIKITUP: 4790191292
VAT NO: JOHANNESBURG WATER: 4270191077 VAT NO: CITY POWER 4710191182

Date	2025/01/14
Statement for	January 2025
Physical Address	12 PORTLOCK ROAD
Stand No./Portion	00000121 - 00000
Township	GRESSWOLD

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
1665 m2	1	2023/07/01	E1	Market Value R 1,550,000.00	Region E WARD 74

Invoice Number: 208000175708
Client VAT Number:

Next Reading Date: 2025/01/31
Deposit: R 7,186.89

Account Number: 556372249

PIN CODE: xxxxxx

Previous Account Balance	30,707.73
Sub Total	30,707.73
Current Charges (Excl. VAT)	5,148.72
VAT @ 15%	597.23
Installment Plan	
Installment Plan Request	478,068.83
Installment Due	-7,848.62
Installment Outstanding	439,522.97
	7,848.62

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
0.00	15,711.89	14,995.84	13,594.57	439,522.97	483,825.27	44,302.30	
						Due Date	2025/01/31

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.

We are concerned about the arrears on this account. Immediate payment of the full amount is required to avoid cut off of services and 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: 2025/01/14 MUZANG W T
Acc. No.: 556372249 12 PORTLOCK ROAD

EasyPay 91115 5563722494

Postal Office 0146 556372249

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 556372249



516008800111159 55637224907

Total Due	44,302.30
Due Date	2025/01/31



Account Number: 556372249

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 1,550,000.00 X R 0.0091250 / 12 (Billing Period 2025/01) Category of Property: Property Rates Residential The property rates are based on the market values of the property and are calculated as follows: Less rates on first R300 000.00 of market value Category of Property: Property Rates Residential The property rates are based on the market values of the property and are calculated as follows: Add Section 15 of MPRA adjustment VAT: 0 %		1,178.65 - 228.13 216.72 0.00	 1,167.24

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
(Reading period = 2024/12/01 to 2024/12/30 = 30 days) Meter: 48000253426; Register: ; Multiply factor: ; Start reading: 91,072.001; End reading: 91,840.022; Difference: 768.021; Consumption: 768.021; Units: kWh; Type: Estimated Readings. Daily average consumption 25.601 kWh Charges for 768.021 kWh are based on a sliding scale for a 30 day period Step 1 492.813 kWh @ R 2.2728 (Billing Period 2025/01) Step 2 275.208 kWh @ R 2.6084 Extended Social Package Grant Service charge Network charge Network Surcharge kWh Network Surcharge kWh VAT: 15.00%		1,837.92 0.00 235.79 763.77 16.50 428.10	 3,282.08

Johannesburg Water Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
(Reading period = 2024/11/12 to 2024/12/06 = 25 days) Meter: 171105345; Register: 1; Multiply factor: 1; Start reading: 4,366.000; End reading: 4,397.000; Difference: 31.000; Consumption: 31.000; Units: KL; Type: Actual Readings. Daily average consumption 1.240 KL Charges for 31.000 KL are based on a sliding scale for a 25 day period Step 1 4.928 KL @ R 0.0000 (Billing Period 2025/01) Step 2 3.286 KL @ R 26.200 Step 3 4.106 KL @ R 27.350 Step 4 4.107 KL @ R 38.340 Step 5 8.214 KL @ R 52.990 Step 6 6.359 KL @ R 57.950 Extended Social Package Grant Demand Management Levy Sewer monthly charge based on Stand size 1665 m2 (Billing Period 2025/01) Extended Social Package Grant VAT: 15.00%		1,159.61 - 68.70 36.59 926.70 - 926.70 169.13	 1,296.63

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential		428.00	

Extended Social Package Grant	- 428.00	
VAT: 15.00%	0.00	0.00

Current Charges (Including VAT)	5,745.95
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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.