

**AUCTION**

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

**Case No: 11992/2024**

In the matter between:

**NEDBANK LIMITED**

**EXECUTION CREDITOR**

and

**CHIFIPA MHANGO**

**FIRST JUDGMENT DEBTOR**

**VERONICA MARUWASA-MHANGO**

**SECOND JUDGMENT DEBTOR**

**NOTICE OF SALE IN EXECUTION  
IMMOVABLE PROPERTY**

In pursuance of a judgment granted by this Honourable Court on **13 AUGUST 2024**, 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 450 000.00**, by the Sheriff of the High Court **HALFWAY HOUSE-ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **25 MARCH 2025** 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: 614 JAMES CRESCENT, HALFWAY HOUSE**, 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.

**ERF 247 SAGEWOOD EXTENSION 1 TOWNSHIP  
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG  
IN EXTENT 977 (NINE HUNDRED AND SEVENTY SEVEN) SQUARE METRES  
HELD BY DEED OF TRANSFER T6401/2007  
SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED AND  
SUBJECT TO THE CONDITIONS IMPOSED BY SAVANNA HILLS ESTATE HOME OWNERS  
ASSOCIATION**

(also known as: **247 SAVANNA HILLS ESTATE, 45 OLIFANTSFONTEIN ROAD, MIDRAND  
EXTENSION 14, MIDRAND, GAUTENG**)

MAGISTERIAL DISTRICT: **JOHANNESBURG NORTH**

ZONING: **RESIDENTIAL**

**IMPROVEMENTS: (Not Guaranteed)**

**MAIN BUILDING: 3 BEDROOMS, 2 BATHROOMS, KITCHEN, LOUNGE, DINING ROOM, FAMILY ROOM**

**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.

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**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, Wapadrand, Pretoria

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

Litigation direct fax: (012) 807 5299

Email: [service@tintolaw.co.za](mailto:service@tintolaw.co.za)

Ref: L4332/DBS/N FOORD/CEM



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

**MHANGO**  
247 SAVANNA HILLS  
HALFWAY GARDENS  
1686

<b>Date</b>	<b>2025/02/07</b>
<b>Statement for</b>	<b>February 2025</b>
<b>Physical Address</b>	<b>247U CRANE FLOWER STREET</b>
<b>Stand No./Portion</b>	<b>00000247 - 00000 - 00</b>
<b>Township</b>	<b>SAGEWOOD EXT.1</b>

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
977 m2	1	2023/07/01	A1	Market Value R 3,832,000.00	REGION A WARD 112

Invoice Number : 28006448686	Group :	Next Reading Date :
Client VAT Number : 9999999999		Deposit Paid : R 2,956.90

<b>Account Number 900827795</b>	<b>(PIN Code:903116)</b>
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Previous Account Balance	658,668.86
Sub Total	658,668.86
Current Charges (Excl. VAT)	9,450.47
VAT @ 15%	1,014.71
<b>Total Due</b>	<b>669,134.04</b>
<b>Due Date</b>	<b>2025/02/24</b>

  

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
639,019.24	9,754.53	9,895.09	10,465.18	0.00	669,134.04

**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 : 2025/02/07 MHANGO Acc. No. : 900827795 - 247U CRANE FLOWER STREET , , SAGEWOOD EXT.1
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<b>EasyPay</b> >>>>> 91115 9008277957
<b>SAPO</b> 0146 900827795

**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 900827795

>>>>> 516008800111159 90082779509

Account Number 900827795

<b>Johannesburg Water</b>			
Water & Sanitation	<b>VAT No. 4270191077</b>	<b>Amount</b>	<b>Sub Total</b>
<b>(Reading period = 2024/12/20 to 2025/01/20 = 32 days)</b> Meter: CJRK6428; Register: 1; Multiply factor: 1; Start reading: 3,425.000; End reading: 3,453.000; Difference: 28.000; Consumption: 28.000; Units: KL; Type: Actual Readings. Daily average consumption 0.875 KL Charges for 28.000 KL are based on a sliding scale for a 32 day period Step 1 28.000 KL @ R 62.050 ( Billing Period 2025/02 ) 1,737.40 Demand Management Levy 322.97 Charges for 28.000 KL are based on a sliding scale for a 32 day period Sewer monthly charge based on Water 28.000 units ( Billing Period 2025/02 ) 1,299.20 VAT: 15.00% ( Total Amount: 3,420.30 ) 503.94			
<b>3,863.51</b>			
<b>City Power</b>			
Electricity	<b>VAT No. 4710191182</b>		
<b>(Reading period = 2024/12/24 to 2025/01/29 = 37 days)</b> Meter: 14200994383; Register: ; Multiply factor: ; Start reading: 150,623.000; End reading: 151,354.000; Difference: 731.000; Consumption: 731.000; Units: kWh; Type: Actual Readings. Daily average consumption 19.757 kWh Charges for 731.000 kWh are based on a sliding scale for a 37 day period Step 1 607.803 kWh @ R 2.2728 ( Billing Period 2025/02 ) 1,381.41 Step 2 123.197 kWh @ R 2.6084 321.35 Extended Social Package Grant 0.00 Network Surcharge kWh 0.00 Network Surcharge kWh 7.38 Service charge 235.79 Network charge 951.45 VAT: 15.00% ( Total Amount: 2,897.38 ) 434.61			
<b>3,331.99</b>			
<b>City of Johannesburg</b>			
Property Rates	<b>VAT No. 4760117194</b>		
<b>Category of Property: Property Rates Residential</b> R 3,832,000.00 X R 0.0091250 / 12 ( Billing Period 2025/02 ) 2,913.92 Less rates on first R300 000.00 of market value - 228.13 VAT: 0 % 0.00			
<b>2,685.79</b>			
<b>PIKITUP</b>			
Refuse	<b>VAT No. 4790191292</b>		
Refuse Residential 447.00 VAT: 15.00% ( Total Amount: 447.00 ) 67.05			
<b>514.05</b>			
<b>City of Johannesburg</b>			
Sundry Charges	<b>VAT No. 4760117194</b>		
Surcharge on business services, excluding property rates 60.73 VAT: 15.00% 9.11			
<b>69.84</b>			

**Current Charges (Incl. VAT)**

**10,465.18**

**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.