

AUCTION

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

CASE NR: **55067/2021**

In the matter between :

FNB MORTGAGE LOANS (RF) LIMITED

Applicant

And

KEABETSWE MOERANE
ID: (8509275384081)

1st Respondent

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

2nd Respondent

THE BODY CORPORATE OF KATARA

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 R560 000.00** to the highest bidder, will be held by the **SHERIFF HALFWAY HOUSE-ALEXANDRA, 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 172 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO: SS86/2012, IN THE SCHEME KNOWN AS KATARA IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT NOORDWYK EXTENSION 73 TOWNSHIP, THE LOCAL AUTHORITY CITY OF JOHANNESBURG METROPLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 74 SQUARE METRES IN ETENT; 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 : ST49643/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER;**

Situated: **UNIT 172 KATARA, 1 GEORGE ROAD, NOORDWYK EXT 74, MIDRAND**

Zoned: **RESIDENTIAL**

The property consists of UNIT WITH LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, 2 SHOWERS, 2 TOILETS AND 2 CARPORTS. **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, 614 JAMES CRESCENT, HALFLWAY HOUSE. The office of the Sheriff Halfway House 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, 614 JAMES CRESCENT, HALFLWAY HOUSE.**

Dated at **PRETORIA** on the **24TH JANUARY 2025.**

SIGNED:



Riana Theron

RWL INC.
Attorney for Applicant
Reference: **VAN DEN BURG/MAT13507/VAN DER WATT**



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Fax : (011) 358 3408/9

PO Box 5000
Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

COPY TAX INVOICE

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

KEABETSWE MOERANE
880 LEVER ROAD
NOORDWYK EXT.74
1687

Date	2025/01/11
Statement for	January 2025
Physical Address	880 LEVER ROAD
Stand No./Portion	172 KATARA
Township	NOORDWYK EXT.74

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
74 m2	1	2023/07/01	A1	Market Value R 902,000.00	REGION A WARD 112

Invoice Number : 136005935297	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 552414314	(PIN Code:216535)
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Previous Account Balance	8,476.64
Sub Total	8,476.64
Current Charges (Excl. VAT)	748.77
VAT @ 15%	43.65

Total Due	9,269.06
Due Date	2025/01/27

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
6,336.13	1,074.67	1,065.84	792.42	0.00	9,269.06

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 : 2025/01/11 KEABETSWE MOERANE
Acc. No. : 552414314 - 880 LEVER ROAD , NOORDWYK EXT.74

EasyPay	>>>>> 91115 5524143145
SAPO	0146 552414314

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 552414314

>>>>> 516008800111159 55241431409

Account Number 552414314

City of Johannesburg

Property Rates

VAT No. 4760117194

Amount

Sub Total

Category of Property: Property Rates Residential
R 902,000.00 X R 0.0091250 / 12 (Billing Period 2025/01)
Less rates on first R300 000.00 of market value
VAT: 0 %

685.90
- 228.13
0.00

457.77

PIKITUP

Refuse

VAT No. 4790191292

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

291.00
43.65

334.65

Current Charges (Incl. VAT)

792.42

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.



OMEGA TRACERS

RORICH WOLMARANS LUDERITZ INC

012 361 5640

OUR REFERENCE: RW0408

YOUR REFERENCE: MAT13507

VERTROULIKE VERSLAG

FNB / K MOERANE

SURNAME: Moerane

NAME: Keabetswe

ID NO: 850927 5384 081

ADDRESS: Unit 172 Katara, Noordwyk Ext 74, Midrand

LEVIES BALANCE: R 94 993.81

MUNICIPAL BALANCE: R 10 853.90

ACCOUNT NUMBER: 552414314

MUNICIPAL VALUE: R 902 000

REPORT:

DATUM: 12/03/2025

R 315.00

BANKING DETAILS:

Omega Tracers

Absa Bank Mokopane

Current Account

Branch Code 632005

Account No 410 230 0073

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Omega Tracers

Reg number – 2021/485083/07

TEL : 015 065 0711, CELL; 072 547 4546, FAX TO EMAIL: 086 433 7398

EMAIL: instructions@omegatracers.co.za



Levy Statement / Tax Invoice

Katara Body Corporate

K Moerane
 172 Katara
 Cnr George & Lever Road
 Noordwyk
 Midrand 1684

Statement Date:	1-Mar-2025
Payments Up To:	19-Feb-2025
Premises:	UNIT 172

You must use the following reference on your payment:

KAT0172A

Amount Due:

R94 993.81

Transactions

Date	Details	Debit	Credit	Balance
1-Jan-2025	Balance Brought Forward	R87 767.16		R87 767.16
1-Feb-2025	Water: Open 991 (28-Nov-2024) Close 1009 (31-Dec-2024) 18 Units	R410.06		R88 177.22
1-Feb-2025	Electricity: Open 62821 (28-Nov-2024) Close 63875 (31-Dec-2024) 1054 Units (Ave 31.9 Units p/day)	R3 018.79		R91 196.01
1-Feb-2025	Levy - Standard	R1 183.02		R92 379.03
1-Feb-2025	Domestic Effluent	R230.00		R92 609.03
1-Feb-2025	Common Property Electricity	R68.82		R92 677.85
1-Feb-2025	Levy - CSOS	R19.64		R92 697.49
1-Feb-2025	Maintenance Plan - 10 Year	R100.00		R92 797.49
1-Mar-2025	Levy - Standard	R1 183.02		R93 980.51
1-Mar-2025	Domestic Effluent	R230.00		R94 210.51
1-Mar-2025	Common Property Electricity	R68.82		R94 279.33
1-Mar-2025	Levy - CSOS	R19.64		R94 298.97
1-Mar-2025	Maintenance Plan - 10 Year	R100.00		R94 398.97
1-Mar-2025	Electricity: Open 63875 (31-Dec-2024) Close 64066 (29-Jan-2025) 189 Units (Ave 6.7 Units p/day)	R504.40		R94 903.37
1-Mar-2025	Water: Open 1009 (31-Dec-2024) Close 1018 (29-Jan-2025) 9 Units	R100.30		R94 993.81
			Amount Due:	R94 993.81

Bank Details

Bank: ABSA Bank
Branch Code: 632005
Account Name: Katara Body Corporate
Account Number: 4113462985

Important: No cash payments at our offices

- All amounts are due and payable in advance on the 1st (first) day of each month
- Should this account not be queried within 14 days we accept this as correct
- Payments are accepted without prejudice and will be allocated firstly against any arrear levies and utilities, thereafter to current levies due.

Please note:

Thank you for your valued support.