

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

In the matter between

Case number : 101089/2023

FIRSTRAND BANK LIMITED

Execution Creditor

and

S'THEMBISO BLESSING KHUMALO
THANDO MBATHA

1st Execution Debtor
2nd Execution Debtor

NOTICE OF SALE IN EXECUTION

IN EXECUTION OF A JUDGMENT OF THE **HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, PRETORIA)**, IN THE SUIT, A SALE WITH A RESERVE OF R350 000,00 WILL BE HELD AT THE OFFICES OF THE SHERIFF HALFWAY HOUSE-ALEXANDRA AT **614 JAMES CRESCENT, HALFWAY HOUSE ON 25 MARCH 2025** AT 11H00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE CONDITIONS WHICH MAY BE INSPECTED AT THE OFFICES OF THE SHERIFF, PRIOR TO THE SALE. 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.

Certain:

A UNIT CONSISTING OF-

- (a) **Section No. 71 as shown and more fully described on Sectional Plan No. SS908/2015, in the scheme known as LILYFIELD in respect of the land and building or buildings situated at ERF 2816 NOORDWYK EXTENSION 85 TOWNSHIP, LOCAL AUTHORITY : CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SAID SECTIONAL PLAN IS 41 (FORTY ONE) 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 number ST16/09089 and subject to such conditions as set out in the aforesaid deed**

PHYSICAL ADDRESS : UNIT 71 LILYFIELD, 2816 LEVER ROAD, NOORDWYK EXTENSION 85

Zoned : Residential

IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof)
MAIN BUILDING: Comprising of 1 X LOUNGE, 1 X KITCHEN, 1 X BEDROOM, 1 X BATHROOM, 1 X W/C, 1 X SHOWER, 1 X CARPORT

The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations

published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at www.greengazette.co.za. The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. Should the purchaser receive possession of the property the purchaser shall be liable for occupation rental at the following rate: 1% calculated on the purchase price per month as per date of sale to date of transfer of property. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R50 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a bidders card.



COETZER & PARTNERS
ATTORNEY FOR PLAINTIFF
343 FARENDEN STREET
ARCADIA, PRETORIA
(F COETZERar/KFM1024) (012-343-2560)



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 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

STHEMBISO BLESSING & THANDO KHUMALO
GREENSTONE RIDGE
283 EMERALD BOULEVARD
GREENSTON HILL EXT. 20
1609

Date	2025/01/11
Statement for	January 2025
Physical Address	902 LEVER ROAD
Stand No./Portion	71 LILYFIELD
Township	NOORDWYK EXT.85

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
41 m2	1	2023/07/01	A1	Market Value R 577,000.00	REGION A WARD 112

Invoice Number : 136005935539	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 553982006	(PIN Code:299409)
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Previous Account Balance	16,230.62
Sub Total	16,230.62
Current Charges (Excl. VAT)	658.35
VAT @ 15%	34.65

Total Due	16,923.62
Due Date	2025/01/15

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
14,533.11	743.88	953.63	693.00	0.00	16,923.62

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 STHEMBISO BLESSING & THANDO KHUMALO
 Acc. No. : 553982006 - 902 LEVER ROAD , NOORDWYK EXT.85

EasyPay >>>>> 91115 5539820067

SAPO 0146 553982006

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 553982006

>>>>> 516008800111159 55398200602

Account Number 553982006

City of Johannesburg Property Rates	VAT No. 4760117194	Amount	Sub Total
Category of Property: Property Rates Residential R 577,000.00 X R 0.0091250 / 12 (Billing Period 2025/01) Less rates on first R300 000.00 of market value Add Section 15 of MPRA adjustment VAT: 0 %		438.76 - 228.13 216.72 0.00	427.35
PIKITUP Refuse	VAT No. 4790191292		
Refuse Residential VAT: 15.00% (Total Amount: 231.00)		231.00 34.65	265.65

Current Charges (Incl. VAT)

693.00

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.

STATEMENT / TAX INVOICE

Date: Feb 2025	Invoice Number: 984H0071007 202502	Property: 71 Lilyfield Body Corporate	Account Number/Payment Ref 984H0071007
			Amount Due R168,007.82

Khumalo S'thembiso Blessing & Mbatha Thando Lillyfield Body Corporate 71	Staff Contacts: Debt Collector Community Scheme Manager Community Scheme Administrator Maintenance Administrator Divisional manager Caretaker / Estate Manager	Name: Neo Dijoe Atlegang Busang Lebogang Sibeko Bardou Saayman Adele Jonker Lerato Hlotywa	Email: neod@trafalgar.co.za atlegangb@trafalgar.co.za lebogangs@trafalgar.co.za bardous@trafalgar.co.za adelej@trafalgar.co.za lhlotywa@icloud.com	Property address: Lilyfield Body Corporate 902 Lever Road Noordwyk, Midrand 1687
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Date	Desc	Excluding VAT	VAT	Total
	BALANCE B/F	156,598.07		156,598.07
01 Dec 2024	Csos Levies for 202412	4.29		4.29
01 Dec 2024	Interest for 202412	1,965.73		1,965.73
01 Jan 2025	Csos Levies for 202501	4.29		4.29
01 Jan 2025	Interest for 202501	2,057.05		2,057.05
01 Feb 2025	Csos Levies for 202502	4.29		4.29
01 Feb 2025	Interest for 202502	2,191.02		2,191.02
01 Dec 2024	Other Necessary Charges: Arrears Account Review - 202412 Khumalo S'thembiso Blessing & Mbatha	21.00	3.15	24.15
01 Dec 2024	Levy - Reserve Fund - 202412 71	144.22		144.22
01 Dec 2024	Levy - Administration Fund - 202412 71	714.54		714.54
01 Dec 2024	Common Property Water - 202412 71	26.04		26.04
09 Dec 2024	Legal Fees - Legal Fees	2,432.08		2,432.08
01 Jan 2025	Other Necessary Charges: Arrears Account Review - 202501 Khumalo S'thembiso Blessing & Mbatha	21.00	3.15	24.15
01 Jan 2025	Levy - Reserve Fund - 202501 71	144.22		144.22
01 Jan 2025	Levy - Administration Fund - 202501 71	714.54		714.54
01 Jan 2025	Common Property Water - 202501 71	26.04		26.04
01 Feb 2025	Drs - Handover Letter (ST) - 202502 Khumalo S'thembiso Blessing & Mbatha Thando	21.00	3.15	24.15
01 Feb 2025	Other Necessary Charges: Arrears Account Review - 202502 Khumalo S'thembiso Blessing & Mbatha	21.00	3.15	24.15
01 Feb 2025	Levy - Reserve Fund - 202502 71	144.22		144.22
01 Feb 2025	Levy - Administration Fund - 202502 71	714.54		714.54
01 Feb 2025	Common Property Water - 202502 71	26.04		26.04
TOTAL DUE		R167,995.22	R12.60	R168,007.82

Messages	Banking Details:
Payment options:	Bank: Standard Bank
Download a Debit Order form: https://www.trafalgar.co.za/paymentoptions.pdf	Account Name: Trafalgar Property Management
Trafalgar Monthly E-Magazine: https://www.estate-living.co.za/trafalgar/	Account No: 270739335
	Branch Code: Thibault Square (020909)
	Payment Ref. Number: 984H0071007