

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

Case number: **2024-033543**

In the matter between:

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

*Execution Creditor*

And

**MATHALE CARINGTON PHAHLAMOHLAKA**

*Judgment Debtor*

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

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**KINDLY TAKE NOTICE THAT** in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 23<sup>rd</sup> 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 25<sup>TH</sup> day of **MARCH 2025** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE** to the highest bidder with a reserve price of R1,067,000.00.

**CERTAIN:**

**PORTION 1 OF ERF 71 KELVIN TOWNSHIP**

**REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG**

**MEASURING 1883 (ONE THOUSAND EIGHT HUNDRED AND EIGHTY THREE)**

**SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T36910/2020**  
**SUBJECT TO THE CONDITIONS THEREIN CONTAINED**

**ZONING:** General Residential (not guaranteed)

The property is situated at **36 PRESIDENT WAY, KELVIN, SANDTON** and consists of single storey, freestanding house, timber walls, corrugated iron roof, tiled floors, lounge, dining room, 3 bedrooms, kitchen, 2 bathrooms, 1 shower, 2 toilets and swimming pool (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 28<sup>TH</sup> DAY OF JANUARY 2025.**

*Attorneys for the Applicant*

**GLOVER KANNIEAPPAN**

**INCORPORATED**

18 Jan Smuts Avenue

Parktown, Johannesburg

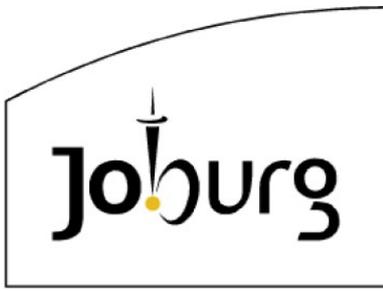
Docex 172, Johannesburg

Tel: 011 482-5652

Fax: 011 482 5653

Ref: R NEL/MJ/MAT104814

Email: [lit7@gkinc.co.za](mailto:lit7@gkinc.co.za)



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**COPY OF TAX INVOICE**

MATHALE CARINGTON PHAHLAMOHLAKA  
36 PRESIDENT WAY  
KELVIN  
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	2024/12/09
Statement for	December 2024
Physical Address	36 PRESIDENT WAY
Stand No./Portion	00000071 - 00001 - 00
Township	KELVIN

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
1883 m2	1	2023/07/01	E1	Market Value R 1,887,000.00	Region E WARD 109

Invoice Number: 40006306473 Next Reading Date: 2024/12/31  
Client VAT Number: Deposit: R 1,660.04

**Account Number: 556536909** **PIN CODE: xxxxxx**

Previous Account Balance	122,871.13
Sub Total	122,871.13
Interest on Arrears	450.78
Current Charges (Excl. VAT)	3,676.80
VAT @ 15%	370.51

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
90,731.28	27,624.43	4,515.42	4,498.09	0.00	127,369.22	127,369.22
						Due Date
						2024/12/31

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.

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: 2024/12/09 MATHALE CARINGTON PHAHLAMOHLAKA  
Acc. No.: 556536909 36 PRESIDENT WAY

 EasyPay 91115 5565369096  
  
 Postal Office 0146 556536909

 **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 556536909

  
516008800111159 55653690902

<b>Total Due</b>	<b>127,369.22</b>
<b>Due Date</b>	<b>2024/12/31</b>



**Account Number: 556536909**

<b>City of Johannesburg Property Rates</b>	<b>VAT 4760117194</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Category of Property: Property Rates Residential R 1,887,000.00 X R 0.0091250 / 12 ( Billing Period 2024/12 ) Less rates on first R300 000.00 of market value VAT: 0 %		1,434.91 - 228.13 0.00	1,206.78

<b>City Power Electricity</b>	<b>VAT 4710191182</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	0.00

<b>Johannesburg Water Water &amp; Sanitation</b>	<b>VAT 4270191077</b>	<b>Sub - Total</b>	<b>Total Amount</b>
(Reading period = 2024/10/09 to 2024/12/02 = 55 days) Meter: 150044360; Register: 1; Multiply factor: 1; Start reading: 3,444.422; End reading: 3,447.000; Difference: 2.577; Consumption: 2.577; Units: KL; Type: Actual Readings. Meter: SN242078478; Register: 1; Multiply factor: 1; Start reading: 5.000; End reading: 44.145; Difference: 39.145; Consumption: 39.145; Units: KL; Type: Estimated Readings. Daily average consumption 0.759 KL Charges for 2.577 KL are based on a sliding scale for a 8 day period Charges for 39.145 KL are based on a sliding scale for a 47 day period Step 1 10.842 KL @ R 0.0000 ( Billing Period 2024/12 ) Step 2 7.228 KL @ R 26.200 Step 3 9.035 KL @ R 27.350 Step 4 9.035 KL @ R 38.340 Step 5 5.583 KL @ R 52.990 Extended Social Package Grant Demand Management Levy Sewer monthly charge based on Stand size 1883 m2 ( Billing Period 2024/12 ) VAT: 15.00%		1,078.73 0.00 36.59 926.70 306.31	2,348.33

<b>PIKITUP Refuse</b>	<b>VAT 4790191292</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Refuse Residential VAT: 15.00%		428.00 64.20	492.20

**Current Charges (Including VAT)**

**4,047.31**

**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.