

AUCTION

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

CASE NR: 2023-089107

In the matter between :

FIRSTRAND BANK LIMITED

Applicant

And

**MARIA ELIZABETH WOLVAARDT
ID: (8704270098089)**

1st Respondent

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

2nd Respondent

HILLTOP LOFTS BODY CORPORATE

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 **First Respondent** for money owing to the Applicant, obtained in the above Honourable Court, in the suit, **with a reserve price of R644500.00** to the highest bidder, will be held by the **AT SHERIFF HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE** on **30 April 2024 at 11:00AM** of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: **(A) A UNIT CONSISTING OF:**

(A1) SECTION NO. 189 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS40/2007, IN THE SCHEME KNOWN AS HILLTOP LOFTS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 1365 HALFWAY GARDENS EXTENSION 92 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 87 SQUARE METRES IN EXTENT; AND

(A2) 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. ST70613/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED;

(B) AN EXCLUSIVE USE AREA DESCRIBED AS PATIO P61 MEASURING 10 SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS HILLTOP LOFTS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 1365 HALFWAY GARDENS EXTENSION 92 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS40/2007 HELD BY NOTARIAL DEED OF CESSION NO. SK5687/2018S AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION;

(C) AN EXCLUSIVE USE AREA DESCRIBED AS PATIO P65 MEASURING 24 SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS HILLTOP LOFTS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 1365 HALFWAY GARDENS EXTENSION 92 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, AS SHOWN AND MORE FULLY

**DESCRIBED ON SECTIONAL PLAN NO. SS40/2007 HELD BY NOTARIAL DEED OF
CESSION NO. SK5687/2018S AN**

Situated: **Unit 189 Hilltop Lofts Apartments, corner Looper Street & Harry Galaun Drive, (856 Looper Street), Halfway Gardens Ext. 92, Midrand**

Zoned: **RESIDENTIAL**

The property consists of UNIT WITH ENTRANCE HALL, LOUNGE, FAMILY ROOM, KITCHEN, 2 BEDROOMS, SHOWER, TOILET, 2 OPEN BALCONIES, COVERED BALCONY 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, HALFWAY HOUSE**. The office of the sheriff HALFWAY HOUSE-ALEXANDRA 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, HALFWAY HOUSE**.

Dated at **PRETORIA** on the **20th FEBRUARY 2024**.

SIGNED:



Gerrit van den Burg

RWL INC.

Attorney for Applicant

Reference: **VAN DEN BURG/MAT17282/VAN DER WATT**



world class African city

Tel : (011) 375 5555
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

MARIA ELIZABETH WOLVAARDT
89 LOOPER STREET
HALFWAY GARDENS EXT 92
686

Date	2023/07/10
Statement for	July 2023
Physical Address	856 LOOPER STREET
Stand No./Portion	189 HILLTOP LOFTS
Township	HALFWAY GARDENS EXT.92

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
87 m2		2023/07/01	A1	Market Value R 861,000.00	REGION A WARD 112

Invoice Number : 130004730555	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 555538585 (PIN Code:273624)

Previous Account Balance	651.13
Job Total	651.13
Current Charges (Excl. VAT)	685.97
VAT @ 15%	41.25
Total Due	1,378.35
Due Date	2023/07/31

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
0.00	8.34	642.79	727.22	0.00	1,378.35

CoJ is giving eligible pensioners until 30 Sept 2023 to reapply/apply for pensioner rebates. Visit www.joburg.org.za for more information.
 We notice that payment on your account was not received in full last month. If you have since paid we thank you and request that you ignore this message. If you had not yet paid please do so urgently

Remittance Advice :
This stub must accompany payment,
please do not detach if paying at the post office

Date : 2023/07/10 MARIA ELIZABETH WOLVAARDT
Acc. No. : 555538585 - 856 LOOPER STREET , HALFWAY GARDENS EXT.92

EasyPay >>>> 91115 5555385854
SAPO 0146 555538585

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 555538585

>>>> 51600880011159 55553858509

Account Number 555538585

City of Johannesburg

Property Rates

VAT No. 4760117194

Amount

Sub Total

Category of Property: Property Rates Residential
R 861,000.00 X R 0.0000000 / 12 (Billing Period 2023/07)
Less rates on first R350 000.00 of market value
R 861,000.00 X R 0.0087910 / 12 (Billing Period 2023/07)
Less rates on first R300 000.00 of market value
VAT: 0 %

0.00
0.00
630.75
- 219.78
0.00

410.97

PIKITUP

Refuse

VAT No. 4790191292

Refuse Charge
VAT: 15.00% (Total Amount: 275.00)

275.00
41.25

316.25

Current Charges (Incl. VAT)

727.22

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 for 810C0189003 189 HILLTOP LOFTS BODY CORPORATE
 For the period August 2023 to January 2023

 M E Wolvaardt
 6 Esme Street
 Northwold
 Randburg
 2188

Printed on 25-Jul-23

Date	Description	Vat R.	Debit R.	Credit R.	Balance R.
05/07/2023	Water	0.00	0.00	0.00	4,170.81
05/07/2023	Electricity	0.00	462.58	0.00	4,170.81
30/06/2023	Click On Usage	0.00	41.37	0.00	3,708.23
07/07/2023	D/o Unpaid Not Provided For	0.00	3,666.86	0.00	3,666.86
05/07/2023	Deb Ord Run	0.00	0.00	-3,666.86	0.00
01/07/2023	Reserve Fund Levy	0.00	287.97	0.00	3,666.86
01/07/2023	Administrative Levy	0.00	2,316.28	0.00	3,378.89
01/07/2023	Csos Levy - 07/2023 [810c*189 - 2316.28]	0.00	36.33	0.00	1,062.61
05/06/2023	Water	0.00	160.79	0.00	1,026.28
05/06/2023	Electricity	0.00	830.22	0.00	865.49
31/05/2023	Click On Usage	0.00	35.27	0.00	35.27
05/06/2023	Deb Ord Run	0.00	0.00	-3,332.23	0.00
01/06/2023	Reserve Fund Levy	0.00	287.97	0.00	3,332.23
01/06/2023	Administrative Levy	0.00	2,316.28	0.00	3,044.26
01/06/2023	Csos Levy - 06/2023 [810c*189 - 2316.28]	0.00	36.33	0.00	727.98
04/05/2023	Water	0.00	129.07	0.00	691.65
04/05/2023	Electricity	0.00	519.14	0.00	562.58
30/04/2023	Click On Usage	0.00	43.44	0.00	43.44
05/05/2023	Deb Ord Run	0.00	0.00	-3,920.32	0.00
01/05/2023	Reserve Fund Levy	0.00	287.97	0.00	3,920.32
01/05/2023	Administrative Levy	0.00	2,316.28	0.00	3,632.35
01/05/2023	Csos Levy - 05/2023 [810c*189 - 2316.28]	0.00	36.33	0.00	1,316.07
12/04/2023	Water	0.00	235.91	0.00	1,279.74
12/04/2023	Electricity	0.00	1,003.95	0.00	1,043.83
31/03/2023	Click On Usage	0.00	39.88	0.00	39.88
28/04/2023	D/o Unpaid Not Provided For	0.00	3,920.32	0.00	0.00
25/04/2023	Deb Ord Run	0.00	0.00	-3,920.32	-3,920.32
01/04/2023	Reserve Fund Levy	0.00	287.97	0.00	0.00
01/04/2023	Administrative Levy	0.00	2,316.28	0.00	-287.97
01/04/2023	Interest On Odue Bal [feb 2023]	0.00	28.81	0.00	-2,604.25
01/04/2023	Csos Levy - 04/2023 [810c*189 - 2316.28]	0.00	36.33	0.00	-2,633.06
03/03/2023	Water	0.00	155.78	0.00	-2,669.39
03/03/2023	Electricity	0.00	636.30	0.00	-2,825.17
28/02/2023	Click On Usage	0.00	30.99	0.00	-3,461.47
25/03/2023	Deb Ord Run	0.00	0.00	-3,492.46	-3,492.46
01/03/2023	Reserve Fund Levy	0.00	287.97	0.00	0.00
01/03/2023	Administrative Levy	0.00	2,316.28	0.00	-287.97
01/03/2023	Csos Levy - 03/2023 [810c*189 - 2316.28]	0.00	36.33	0.00	-2,604.25

Property Managers and Financial Services

Trafalgar Property Management (Pty) Ltd. Reg. 1989/003678/07. Directors: AW Schaefer, DW Schaefer, S Carr, J Chetty, S Ebrahim, *B Migogo (*Non-Executive Director)

STATEMENT for 810C0189003 189 HILLTOP LOFTS BODY CORPORATE
 For the period August 2023 to January 2023

 M E Wolvaardt
 6 Esme Street
 Northwold
 Randburg
 2188

Printed on 25-Jul-23

Date	Description	Vat R.	Debit R.	Credit R.	Balance R.
08/02/2023	Opening Of Debt Collection File	3.15	24.15	0.00	-2,640.58
03/02/2023	Water	0.00	209.20	0.00	-2,664.73
03/02/2023	Electricity	0.00	573.68	0.00	-2,873.93
31/01/2023	Click On Usage	0.00	39.52	0.00	-3,447.61
25/02/2023	Deb Ord Run	0.00	0.00	-6,866.56	-3,487.13
25/02/2023	Deb Ord Run	0.00	0.00	-24.15	3,379.43
03/02/2023	D/o Unpaid Not Provided For	0.00	3,403.58	0.00	3,403.58
01/02/2023	Deb Ord Run	0.00	0.00	-3,403.58	0.00
01/02/2023	Reserve Fund Levy	0.00	287.97	0.00	3,403.58
01/02/2023	Administrative Levy	0.00	2,115.33	0.00	3,115.61
01/02/2023	Interest On Odue Bal [dec 2022]	0.00	42.95	0.00	1,000.28
01/02/2023	Csos Levy - 02/2023 [810c*189 - 2115.33]	0.00	32.31	0.00	957.33
06/01/2023	Water	0.00	210.87	0.00	925.02
06/01/2023	Electricity	0.00	682.76	0.00	714.15
31/12/2022	Click On Usage	0.00	31.39	0.00	31.39
01/01/2023	Deb Ord Run	0.00	0.00	-6,730.86	0.00
01/01/2023	Reserve Fund Levy	0.00	287.97	0.00	6,730.86
01/01/2023	Administrative Levy	0.00	2,115.33	0.00	6,442.89
01/01/2023	Csos Levy - 01/2023 [810c*189 - 2115.33]	0.00	32.31	0.00	4,327.56
01/01/2023	Deb Ord Run	0.00	0.00	-24.15	4,295.25
08/12/2022	Opening Of Debt Collection File	3.15	24.15	0.00	4,319.40
05/12/2022	Water	0.00	235.91	0.00	4,295.25
05/12/2022	Electricity	0.00	769.62	0.00	4,059.34
30/11/2022	Click On Usage	0.00	27.20	0.00	3,289.72
	Balance B/F				3,262.52

Summary of above Transactions

	VAT R.	R.
Balance B/F		3,262.52
Debtor Initiation Charges	6.30	48.30
Recoveries - Telephone(fixed Line)	0.00	289.06
Recoveries - Water	0.00	1,337.53
Normal Levies	0.00	15,812.06
Interest Received - Member Interest	0.00	71.76
Recoveries - Electricity	0.00	5,478.25
Recoveries - Csos Levy	0.00	246.27
Receipts	0.00	-24,390.73
Reserve Acc - Levies Charged	0.00	2,015.79
Balance C/F		4,170.81

Property Managers and Financial Services