

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

Case number: **2022-035548**

In the matter between:

**FIRSTRAND BANK LIMITED**

*Execution Creditor*

And

**BILLAL FUMBATHILE SANGO MTOBA**

*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 08<sup>th</sup> of February 2023 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 **31<sup>ST</sup>** day of **MARCH 2026** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE** to the highest bidder with a reserve price of R828,880.98.

**CERTAIN:**

**ERF 2633 NOORDWYK EXTENSION 81 TOWNSHIP**

**REGISTRATION DIVISION J.R.,**

**PROVINCE OF GAUTENG**

**MEASURING 272 (TWO HUNDRED AND SEVENTY TWO) SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T85780/2017**

**SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY  
SUBJECT TO THE RESTRAINT ON TRANSFER IN FAVOUR OF THE MONTE CLOSE  
HOMEOWNERS ASSOCIATION NPC**

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

The property is situated at **37 MONTE CENERE STREET, NOORDWYK EXT 81, MIDRAND** and consists of 1 Lounge, 1 Dining Room, 1 Kitchen, 3 Bedrooms, 2 Bathrooms, 2 Showers, 2 Toilets, 2 Out Garages (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](http://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](http://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 04<sup>TH</sup> DAY OF FEBRUARY 2026.**

*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: MJ/MAT96884

Email: [lit10@gkinc.co.za](mailto:lit10@gkinc.co.za)



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**SEARCH CRITERIA**

Search Date	2026/02/25 10:42	Erf Number	2633
Reference	-	Portion Number	-
Report Print Date	2026/02/25 10:42	Deeds Office	Pretoria
Township	noordwyk	Search Source	Deeds Office

**PROPERTY INFORMATION**

Property Type	ERF	Diagram Deed Number	T25389/2006
Township	NOORDWYK EXT 81	Local Authority	CITY OF JOHANNESBURG
Erf Number	2633	Province	GAUTENG
Portion Number	0	Extent	272.0000SQM
Registration Division	JR	LPI Code	T0JR01870000263300000
Previous Description	-	Co-ordinates (Lat/Long)**	-25.965497 / 28.120309
Suburb / Town**	ERAND AH		

**OWNER INFORMATION (1)**

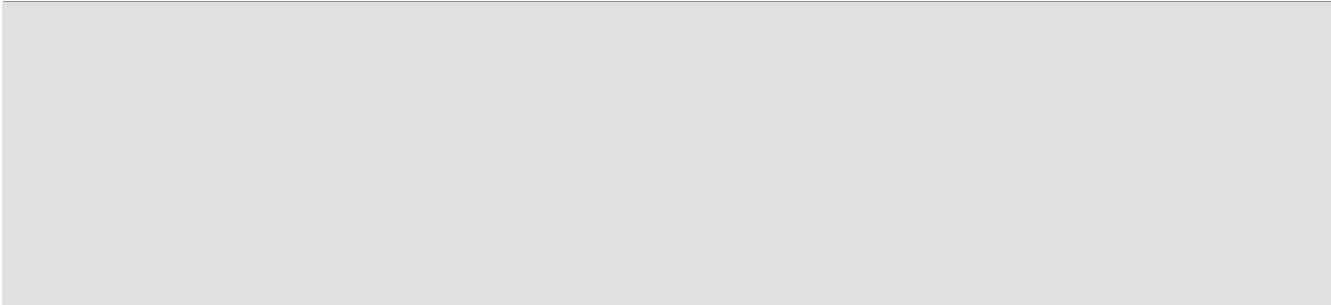
MTOBA BILLAL FUMBATHILE SANGO		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	T85780/2017
ID Number		Microfilm / Scanned Date	-
Name	MTOBA BILLAL FUMBATHILE SANGO	Purchase Price (R)	1 425 000
Multiple Owners**	NO	Purchase Date	2017/06/05
Multiple Properties**	NO	Registration Date	2017/11/22
Share (%)	-		

**ENDORSEMENTS (3)**

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B49014/2017	FIRSTRAND BANK LTD	1 425 000	-
2	I-10117/2005C	-	-	-
3	I-2002/2024AT	35548/2022	-	-

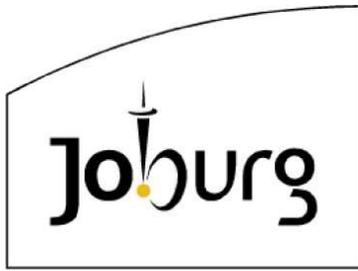
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a world class African city

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**COPY OF TAX INVOICE**

**BILLAL FUMBATHILE SANGO MTOBA**  
37U LIEBENBERG ROAD  
NOORDWYK EXT.81  
1687

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	2026/01/07
Statement for	January 2026
Physical Address	37U LIEBENBERG ROAD
Stand No./Portion	00002633 - 00000 - 00
Township	NOORDWYK EXT.81

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
272 m2	1	2023/07/01	A1	Market Value R 1,323,000.00	REGION A WARD 112

Invoice Number: 220000471755	Next Reading Date: 2026/01/22
Client VAT Number:	Deposit: R 1,378.28

**Account Number: 555040836**

**PIN CODE: xxxxxx**

Previous Account Balance	107,667.55
Sub Total	107,667.55
Interest on Arrears	267.97
Current Charges (Excl. VAT)	4,411.08
VAT @ 15%	539.61

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	112,886.21
93,905.49	4,284.81	9,477.25	5,218.66	0.00	112,886.21	Due Date	2026/01/22

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 to 31 Oct 2026. For more info, visit [www.joburg.org.za](http://www.joburg.org.za).  
 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](mailto:complaints@joburgombudsman.org.za)



**Remittance Advice:**

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

Date: 2026/01/07    BILLAL FUMBATHILE SANGO  
MTOBA  
Acc. No.: 555040836    37U LIEBENBERG ROAD

EasyPay 91115 5550408362

Postal Office 0146 555040836

Standard Bank City of Johannesburg Banking details:  
Internet banking - Use the banks pre-loaded Company details  
SBISA branch deposits - CIN no AA45 to be used in place of bank acc. nr.  
Client Account No/Deposit Reference 555040836



516008800111159 55504083604

<b>Total Due</b>	<b>112,886.21</b>
<b>Due Date</b>	<b>2026/01/22</b>



**Account Number: 555040836**

<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 1,323,000.00 X R 0.0095447 / 12 ( Billing Period 2026/01 ) Less rates on first R300 000.00 of market value VAT: 0 %		1,052.31 - 238.62 0.00	813.69

<b>City Power Electricity</b>	<b>VAT 4710191182</b>	<b>Sub - Total</b>	<b>Total Amount</b>
(Reading period = 2025/12/01 to 2026/01/02 = 33 days) Meter: 48000371475; Register: ; Multiply factor: ; Start reading: 44,253.930; End reading: 44,632.279; Difference: 378.349; Consumption: 378.349; Units: kWh; Type: Estimated Readings. Daily average consumption 11.465 kWh Charges for 378.349 kWh are based on a sliding scale for a 33 day period Step 1 378.349 kWh @ R 2.5755 ( Billing Period 2026/01 ) Extended Social Package Grant Service charge ( Billing Period 2026/01 ) Network charge ( Billing Period 2026/01 ) Network Surcharge kWh VAT: 15.00%		974.44 0.00 278.98 1,125.75 0.00 356.88	2,736.05

<b>Johannesburg Water Water &amp; Sanitation</b>	<b>VAT 4270191077</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Category of Water: Consumption - Residential (Reading period = 2025/11/13 to 2025/12/11 = 29 days) Meter: FRK7453; Register: 1; Multiply factor: 1; Start reading: 1,401.000; End reading: 1,420.000; Difference: 19.000; Consumption: 19.000; Units: KL; Type: Actual Readings. Daily average consumption 0.655 KL Charges for 19.000 KL are based on a sliding scale for a 29 day period Step 1 5.717 KL @ R 0.0000 ( Billing Period 2026/01 ) Step 2 3.811 KL @ R 29.840 Step 3 4.764 KL @ R 31.150 Step 4 4.708 KL @ R 43.670 Extended Social Package Grant Demand Management Levy ( Billing Period 2026/01 ) Category of Sewer: Residential Sewer monthly charge based on Stand size 272 m2 ( Billing Period 2026/01 ) VAT: 15.00%		467.72 0.00 65.08 358.42 133.68	1,024.90

<b>PIKITUP Refuse</b>	<b>VAT 4790191292</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Refuse Residential ( Billing Period 2026/01 ) VAT: 15.00%		327.00 49.05	376.05

**Current Charges (Including VAT)**

**4,950.69**

**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.



Monte Close Home Owners Association

ADDRESS

Reg No: NPC 2005/025180/08

PO BOX 13

Email: jessica@infinitepropertymanagement.co.za

KLOOF

Contact No.: 0861708090

3610

**BFS MTOBA**

37 MONTE CLOSE,  
LIEBENBERG ROAD,  
NOORDWYK

Door No 37

Reference: BFS001-D37

Tel: 27836786809

Email: sango.mtoba@yahoo.com

# STATEMENT

DATE
2026-01-15

Date	Source	Description	Debit	Credit	Cumulative
2025-12-01		Balance b/f	149366.39	0	149 366.39
2025-12-01	Invoice INV05234 (Line 1)	Levies	1417.00	0	150 783.39
2025-12-01	Invoice INV05234 (Line 2)	CSOS Levies	18.34	0	150 801.73
2025-12-01	Invoice INV05234 (Line 3)	Reserve Fund	70.00	0	150 871.73
2025-12-01	Invoice INV05234 (Line 4)	Early settlement discount	0	141.70	150 730.03
2025-12-09	Journal Batch 449	Early payment discount reversed	141.70	0	150 871.73
2025-12-16	Journal Batch 452	Interest on arrears balance of R 150 871.73 as at 2025-12-16 (24.00% p.a.).	3017.43	0	153 889.16
2026-01-01	Invoice INV05297 (Line 1)	Levies	1417.00	0	155 306.16
2026-01-01	Invoice INV05297 (Line 2)	CSOS Levies	18.34	0	155 324.50
2026-01-01	Invoice INV05297 (Line 3)	Reserve Fund	70.00	0	155 394.50
2026-01-01	Invoice INV05297 (Line 4)	Early settlement discount	0	141.70	155 252.80
2026-01-08	Journal Batch 453	Early payment discount reversed	141.70	0	155 394.50

120+ days	90+ days	60+ days	30+ days	Current
139 448.95	5 483.35	4 434.09	4 522.77	1 505.34

**BANKING DETAILS**

Bank Name: STANDARD BANK  
Account Number: 251006719  
Branch Code: 045626

Reference: BFS001-D37  
Account Holder: MONTE CLOSE  
Account Type: CURRENT  
Branch Name: PINETOWN

Total Due
<b>R 155 394.50</b>