

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

**CASE NUMBER: 2019/43625**

In the matter between:

**FIRSTRAND BANK LIMITED**

Execution Creditor

and

**GUNDO: PANICHI**

1<sup>ST</sup> Judgment Debtor

**GUNDO: PAULINA MAMOTSELISI**

2<sup>nd</sup> Judgment Debtor

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**NOTICE OF SALE IN EXECUTION - AUCTION**

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**IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA** in the abovementioned suit, a sale with a reserve price of R350,000.00 will be held at **614 James Crescent, Halfway House, Halfway House, Midrand**, and the Plaintiff has arranged for the immovable property to be sold by the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand**, on **30 April 2024** at **11:00** of the under-mentioned property on the conditions which will lie for inspection at the offices of the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand** prior to the sale:

**CERTAIN**

1. A unit consisting of:

- A section no 13 as shown and more fully described on sectional plan no SS571/1993 in the scheme known as Corfu in respect of the land and building or buildings situate at Kew Township – local authority: City of Johannesburg Metropolitan Municipality of which section the floor area, according to the said sectional plan, is 47 (Forty Seven) 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 no **ST1659/2007** and subject to such conditions as set out in the aforesaid deed.
2. an exclusive area described as **Carport C13** measuring **13 (Thirteen)** square metres being as such part of the common property comprising the land in the scheme known as **Corfu** in respect of the land and building or buildings situate at **Kew Township, local authority, City of Johannesburg Metropolitan Municipality**, as shown and more fully described on sectional plan no. **SS571/1993** held by notarial deed of cession no. **SK000071/2007**

Which bears the physical address: UNIT 13 CORFU, 1st ROAD, KEW, JOHANNESBURG.

The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed:

THE PROPERTY IS ZONED: RESIDENTIAL

and consists of: Open Plan, 2 Bedrooms, 2 Bathrooms, Lounge, Kitchen, Balcony, Shelter

THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS"

**TERMS:**

1. The Purchaser shall pay Auctioneer's commission as follows:-
  - 1.1 6% on the first R100 000.00;
  - 1.2 3.5% on R100,001.00 to R400,000.00; and
  - 1.3 1.5% on the balance of the proceeds of the sale,subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT.
- 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the 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 Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale.
- 3 The rules of auction are available 24 hours prior to the Auction at the offices of the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand** prior to the sale. The office of the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra)** will conduct the sale

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.infp.gov.za/view/DownloadFileAction?id=99961>)

(b) Fica-Legislation – Proof of identity and address particulars

(c) Payment of a registration fee

(d) Registration conditions

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. Go to <https://www.shha.online/> to register and participate online of the aforementioned property of the Judgment Debtor. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand.**

Dated at Sandton on this 1<sup>st</sup> March 2024

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**VAN HULSTEYNS ATTORNEYS**

*Attorneys for the Execution Creditor*

Suite 25, 3<sup>rd</sup> Floor, Katherine and West Building

Corner Katherine and West

Sandown

Sandton

Tel: (011) 523-5300

Fax: (011) 523-5326

E-mail: [foreclosures@vhlaw.co.za](mailto:foreclosures@vhlaw.co.za)

Ref: Mrs Barbara Seimenis/SV/MAT11904

**c/o LEE ATTORNEYS**

51 Elandslaagte Street

Hazelwood

Tel: (012) 346 – 7040

Ref: L Lee





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**COPY OF TAX INVOICE**

GUNDO PAULINA MAMOTSELISI  
PO BOX 368  
BRAMLEY  
2018

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	2024/02/05
Statement For	February 2024
Physical Address	80 FIRST ROAD
Stand No./Portion	13 CORFU
Township	KEW

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
47 m2	1	2023/07/01	E1	Market Value R547,000.00	Region E WARD 81

Invoice Number: 112005705116    Next Reading Date: 2024/02/20  
Client VAT Number:    Deposit: R 0.00

**Account Number: 207511851**    **PIN CODE: 823554**

Previous Account Balance	29,549.30
Sub Total	29,549.30
Interest on Arrears	32.44
Current Charges (Excl. VAT)	398.94
VAT @ 15%	32.70

90 DAYS+	60 DAYS	30 DAYS	CURRENT	INSTALLMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
28,170.76	686.89	691.65	464.08	0.00	30,013.38	<b>30,013.38</b>
						<b>Due Date</b>
						<b>2024/02/20</b>

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: 2024/02/05    GUNDO PAULINA MAMOTSELISI  
Acc. No.: 207511851    80 FIRST ROAD

EasyPay 91115 2075118519

Postal Office 0146 207511851

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 207511851



516008800111159 20751185106

<b>Total Due</b>	30,013.38
<b>Due Date</b>	2024/02/20



**Account Number: 207511851**

<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 547,000.00 X R 0.0087910 / 12 ( Billing Period 2024/02 ) Less rates on first R300 000.00 of market value VAT: 0 %		400.72 -219.78 0.00	180.94

<b>PIKITUP Refuse</b>	<b>VAT 4790191292</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Refuse Charge VAT: 15.00%		218.00 32.70	250.70

**Current Charges (Including VAT) 431.64**

**Where can a payment be made?**  
Any CoJ Office; and Post Office; and 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.



**Corfu Body Corporate**  
 Reg No: SS571/1993  
 Email.: support@solver.co.za  
 Contact No.: 010 822 2882

**ADDRESS**  
 P.O Box 2720,  
 Bedfordview, 2008

**P & PM GUNDO**

13 Corfu Body Corporatae,  
 First Road 78,  
 Lyndhurst,  
 2192

Section 13  
 Reference: PPM001-S13  
 Tel: 27732076212  
 Email: panichigundo@yahoo.com

# STATEMENT

DATE
2024-03-05

Date	Source	Description	Debit	Credit	Cumulative
2023-11-01		Balance b/f	157906.13	0	157 906.13
2023-11-01	Invoice	<a href="#">INV05366</a>	1751.45	0	159 657.58
2023-11-06	STANDARD BANK: 002456168	CREDIT TRANSFER PPM001S13 - "Payment - Thank you"	0	1751.45	157 906.13
2023-12-01	Invoice	<a href="#">INV05459</a>	1751.45	0	159 657.58
2023-12-05	STANDARD BANK: 002456168	CREDIT TRANSFER PPM001S13 - "Payment - Thank you"	0	1751.45	157 906.13
2024-01-01	Invoice	<a href="#">INV05552</a>	1751.45	0	159 657.58
2024-01-06	STANDARD BANK: 002456168	CREDIT TRANSFER PPM001S13 - "Payment - Thank you"	0	1751.45	157 906.13
2024-02-01	Invoice	<a href="#">INV05645</a>	1751.45	0	159 657.58
2024-02-05	STANDARD BANK: 002456168	CREDIT TRANSFER PPM001S13 - "Payment - Thank you"	0	1751.45	157 906.13
2024-03-01	Invoice	<a href="#">INV05738</a>	1751.45	0	159 657.58

120+ days	90+ days	60+ days	30+ days	Current
152 651.78	1 751.45	1 751.45	1 751.45	1 751.45
<b>BANKING DETAILS</b>				<b>Total Due</b>
Bank Name: STANDARD BANK Account Number: 002456168 Branch Code: 051001 Reference: PPM001-S13 Account Holder: CORFU Account Type: CURRENT Branch Name: BEDFORD GARDENS				<b>R 159 657.58</b>