

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

Case number: **2017-35573**

In the matter between:

FIRSTRAND BANK LIMITED

Execution Creditor

And

LEMOGANG CRESCENTIA SENNA

Judgment Debtor

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

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 26th of April 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 30TH day of **APIL 2024** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE** to the highest bidder with a reserve price of R348,896.41:

CERTAIN:

(1) A Unit consisting of –

- (a) Section Number 2 as shown and more fully described on Sectional Plan No. SS225/1994, in the scheme known as LEMEY 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 93 (NINETY THREE) 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 ST87712/2011 AND SUBJECT TO THE CONDITIONS THEREIN CONTAINED

- (2) An exclusive use area described as GARAGE NO. P27 measuring 19 (NINETEEN) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as LEMEY 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. SS225/1994**

Held by NOTARIAL DEED OF CESSION NUMBER SK6192/2011 AND SUBJECT TO THE CONDITIONS THEREIN CONTAINED

- (3) An exclusive use area described as GARDEN NO. G2 measuring 48 (FORTY EIGHT) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as LEMEY 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 SS225/1994**

Held by NOTARIAL DEED OF CESSION NUMBER SK6192/2011 AND SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: General Residential (not guaranteed)

The property is situated at **SECTION 2 AND EUA P8 (DOOR 012) LEMEY, 55 - 1ST ROAD, KEW, JOHANNESBURG** and consists of 1 Lounge, 1 Dining Room, 2 Bedrooms, 1 Kitchen,

1 Bathroom, 1 Shower, 2 Water Closets and 1 Out Garage (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 1ST DAY OF MARCH 2024.



a world class African city

Computer generated

COPY OF TAX INVOICE

SENNA LEMOGANG CRESCENTIA
UNIT:12 LEMEY
9 FIRST ROAD
KEW
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	2024/02/05
Statement for	February 2024
Physical Address	9 FIRST ROAD
Stand No./Portion	2 LEMEY
Township	KEW

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
93 m2	1	2023/07/01	E1	Market Value R 502,000.00	Region E WARD 74

Invoice Number: 166005363935 Next Reading Date: 2024/02/20
Client VAT Number: Deposit: R 0.00

Account Number: 551621773 **PIN CODE: xxxxxx**


Previous Account Balance	2,338.87
Sub Total	2,338.87
Interest on Arrears	15.60
Current Charges (Excl. VAT)	365.98
VAT @ 15%	32.70

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
1,075.06	629.64	634.17	414.28	0.00	2,753.15	2,753.15
						Due Date
						2024/02/20

Paying your account in full and on time ensures the City continues delivering services to residents. Visit www.Joburg.org.za for more on payment methods.


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: 2024/02/05 SENNA LEMOGANG CRESCENTIA
Acc. No.: 551621773 9 FIRST ROAD

 EasyPay 91115 5516217733

 **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 551621773

 Postal Office 0146 551621773

Total Due 2,753.15
Due Date 2024/02/20



516008800111159 55162177307



Account Number: 551621773

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 502,000.00 X R 0.0087910 / 12 (Billing Period 2024/02) Less rates on first R300 000.00 of market value VAT: 0 %		367.76 - 219.78 0.00	147.98

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Charge VAT: 15.00%		218.00 32.70	250.70

Current Charges (Including VAT) 398.68

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.