

AUCTION

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

CASE NR: 2024/005763

In the matter between :

FIRSTRAND MORTGAGE CO (RF) (PROPRIETARY) LIMITED

Applicant

And

**SIPHOSETHU BONISIWE MAYEZA
ID: (9107170395085)**

1st Respondent

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

2nd Respondent

WATERFORD 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 pursuance of an order granted against the **1st Respondent** for money owing to the Applicant, obtained in the above Honourable Court, in the suit, **with a reserve price of R333000.00** to the highest bidder, will be held by the **SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE on 25 March 2025 at 11:00AM** of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: **(a) SECTION NO. 192 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS691/2005, IN THE SCHEME KNOWN AS WATERFORD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT HALFWAY GARDENS EXTENSION 31 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 54 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. ST92792/2022 AND SUBJECT TO SUCH CONDITIONS AS SET OUT THEREIN**

Situated: **BLOCK 6, DOOR 192, WATERFORD, 98 INVICTA STREET, HALFWAY GARDENS EXT. 31, MIDRAND**

Zoned: **RESIDENTIAL**

The property consists of UNIT WITH LOUNGE, KITCHEN, BEDROOM, SHOWER, TOILET OPEN BALCONY AND CARPORT. **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 at 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 at 614 JAMES CRESCENT, HALFWAY HOUSE.**

Dated at **PRETORIA** on the **26th day of FEBRUARY 2025.**

SIGNED:



Riana Theron

RWL INC.
Attorney for Applicant
Reference: **VAN DEN BURG/MAT18100/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. : JOHANNESBURG WATER - 4270191077

VAT NO. : PIKITUP - 4790191292
VAT NO. : CITY POWER - 4710191182

MAYEZA SB
UNIT:192 WATERFORD
55 INVICTA ROAD
HALFWAY GARDENS EXT 31
1686

Date	2025/01/11
Statement for	January 2025
Physical Address	55 INVICTA ROAD
Stand No./Portion	192 WATERFORD
Township	HALFWAY GARDENS EXT.31

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
54 m2	1	2023/07/01	A1	Market Value R 499,000.00	REGION A WARD 112

Invoice Number : 106006079457
Client VAT Number :

Group :

Next Reading Date :
Deposit Paid : R 0.00

Account Number 557969912

(PIN Code:259398)

Previous Account Balance

Sub Total

Current Charges (Excl. VAT)

VAT @ 15%

6,605.31

6,605.31

326.32

26.25

Total Due

6,957.88

Due Date

2025/01/27

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
5,386.60	612.31	606.40	352.57	0.00	6,957.88

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 : 2025/01/11 SIPHOSETHU BONISIWE MAYEZA
Acc. No. : 557969912 - 55 INVICTA ROAD , HALFWAY GARDENS EXT.31

EasyPay >>>>> 91115 5579699124

SAPO 0146 557969912

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 557969912

>>>>> 516008800111159 55796991203

[illegible]

City of Johannesburg			
Property Rates	VAT No. 4760117194	Amount	Sub Total
Category of Property: Property Rates Residential R 499,000.00 X R 0.0091250 / 12 (Billing Period 2025/01) Less rates on first R300 000.00 of market value VAT: 0 %		379.45 - 228.13 0.00	151.32
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse Residential		175.00	
VAT: 15.00% (Total Amount: 175.00)		26.25	201.25

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Current Charges (Incl. VAT)	352.57
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Where can payments be made ?

Any Gas Cash Office, any Easy Pay site, any bank (branch), ATM
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How can payments be made ?

KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When can payments be made ?

Change of Address

Terminating Electricity and Water.



OMEGA TRACERS

RORICH WOLMARANS LUDERITZ INC

012 361 5640

OUR REFERENCE: RW0198

YOUR REFERENCE: MAT18100

VERTROULIKE VERSLAG

FNB / S B MAYEZA

SURNAME: Mayeza

NAME: Siphosethu Bonisiwe

ID NO: 910717 0395 085

ADDRESS: Unit 192 Waterford, 98 Invicta Road, Halfway Gardens, Midrand

LEVIES BALANCE: R 79 736.36

MUNICIPAL BALANCE: R 6 957.88

ACCOUNT NUMBER: 557969912

MUNICIPAL VALUE: R 499 000

REPORT:

DATUM: 07/02/2025

R 315.00

BANKING DETAILS:

Omega Tracers

Absa Bank Mokopane

Savings Account

Branch Code 632005

Account No 410 230 0073

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Omega Tracers

Reg number – 2021/485083/07

TEL : 015 065 0711, CELL: 072 547 4546, FAX TO EMAIL: 086 433 7398

EMAIL: instructions@omegatracers.co.za

TAX INVOICE

Date	Invoice Number:	Property:
23 JAN 2025	COPY 630E0192004 022025	192 WATERFORD BODY CORPORATE
Ms Sb Mayeza Unit 192 Watereford Cnr Invicta & 6th Street Halfway Gardens Ext 31 1685		
Staff Contacts: Client Account Administrator: Kgomoiso Leshage Portfolio Manager: Candice King Maintenance Administrator: Nadine De Villiers Divisional Manager: Jillian Hendricks Caretaker/Estate Manager: YUGESH		
Name: Kgomoiso Leshage Candice King Nadine De Villiers Jillian Hendricks YUGESH		
Email: kgomotsol@trafalgar.co.za Candicek@trafalgar.co.za Nadinedevilliers@trafalgar.co.za jillianh@trafalgar.co.za Yougeshm@gmail.com		
Property Address: WATERFORD BODY CORPORATE CNR INVICTA & SIXTH STREET HALFWAY GARDENS EXT 31 1685		

Client Acc. No: 630E0192004
 Use as your payment reference

Date	Description	Vat	R.
	BALANCE B/F		76,982.39
01 FEB 2025	Admin Fund Levy		943.55
01 FEB 2025	Csos Levy - 02/2025		8.87
01 FEB 2025	Reserve Fund Levy		323.64
01 FEB 2025	Interest On Odue Bal [dec 2024] [at 12.00 % pa]		749.29
01 FEB 2025	Sectional Title Domestic Effluent Sewerage Recovery		704.47
08 JAN 2025	Opening of debt collection function	3.15	21.00
	SUB-TOTAL	3.15	79,733.21
	TOTAL DUE (incl. Vat)		79,736.36

Payment details:

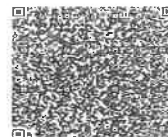
Trafalgar Property Management

Standard Bank

Account number: 270739335

Branch: Thibault Square (020909)

Please email statements@trafalgar.co.za if you would like to change your monthly Trafalgar statement password. Your email instruction will be archived for record purposes concerning the password change.



CHANGE OF ADDRESS: As required by law, please send us your new address within 14 days of any change of address

 Remember to view your statements online: www.trafalgar.co.za Click on Property Portal

Login: 630E.192 Password: 2X0270

Useful Links

Please follow this link for Payment options:

<https://www.trafalgar.co.za/paymentoptions.pdf>

Please follow this link to download the debit order form:

<http://www.trafalgar.co.za/debitorderform.pdf>

Trafalgar Monthly E-Magazine:

<http://www.estateliving.co.za/trafalgar>