

AUCTION

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

Case Number: 2024-055261

In the matter between:

NEDBANK LIMITED

Applicant

and

HITHER KHATHACILE LIREKO NCUBE

Respondent

NOTICE OF SALE IN EXECUTION

In execution of a judgment of the High Court of South Africa (Gauteng Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of **R600,000.00**, will be held by **THE SHERIFF OF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY, 25 MARCH 2025** at **11H00** of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of **THE SHERIFF OF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**.

CERTAIN:

A Unit consisting of :

- (a) **SECTION NO 35** as shown more fully described on Sectional Plan No **SS24/1997** in the scheme known as **THE PALISADES** in respect of the land and building or buildings situate at **HALFWAY GARDENS EXTENSION 40 TOWNSHIP LOCAL AUTHORITY – CITY OF JOHANNESBURG** of which section the floor area according to the said sectional plan is **63 (SIXTY-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.

**SUBJECT TO THE CONDITIONS HELD BY DEED OF TRANSFER NUMBER
ST6679/08**

Situated at: UNIT 35 THE PALISADES, 3 FRED VERSEPUT AVENUE, HALFWAY GARDENS

IMPROVEMENTS: (not guaranteed): 2 BEDROOMS, BATHROOM, KITCHEN & LOUNGE.

THE PROPERTY IS ZONED: RESIDENTIAL

1. **The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent)** on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R100 000.00 (One Hundred Thousand Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.
2. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured.
3. 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 this auction will be available at least 24 hours before the auction at **THE SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE.**
5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008.
6. The auction will be conducted by the Sheriff or his Deputy.
7. Registration as a buyer is a pre-requisite subject to conditions including, 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 i.r.o. proof of identity and address particulars.
 - c. Payment of a Registration Fee in cash / EFT amounting to R50,000.00 (refundable).
 - d. Registration conditions.

8. 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 www.shha.online. All terms and conditions available on www.shha.online or at 614 James Crescent, Halfway House, Midrand.

Signed at **JOHANNESBURG** this the **21ST** day of **JANUARY 2025**.



ENDERSTEIN MALUMBETE INC

PER: N MALUMBETE

Attorneys for the Plaintiff

2nd Floor

Office Suite S1

11 Naivasha Road

Sunninghill

Sandton

Ref: **NM/LS/N02155**

Email: foreclosure3@endersteins.co.za

Tel: 011 615 8591



Tel : (011) 375 5555
 Fax : (011) 358 3408/9

PO Box 5000
 Johannesburg 2000

E-mail :
 JoburgConnect@joburg.org.za

a world class African city

COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194 VAT NO. : PIKITUP - 4790191292
 VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

NCUBE
C/O HALFWAY GARDENS RES TRUST
UNIT : 35
PO Box 782813
SANDTON
2146

Date	2025/01/11
Statement for	January 2025
Physical Address	32 FRED VERSEPUT AVENUE
Stand No./Portion	35 THE PALISADES
Township	HALFWAY GARDENS EXT.40

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
63 m2	1	2023/07/01	A1	Market Value R 731,000.00	Region A Ward 132

Invoice Number : 136005937940	Group :	Next Reading Date :
Client VAT Number : 9999999999		Deposit Paid : R 0.00

Account Number 901069294	(PIN Code:980383)
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Previous Account Balance	37,611.43
Sub Total	37,611.43
Current Charges (Excl. VAT)	558.74
VAT @ 15%	34.65
Total Due	38,204.82
Due Date	2025/01/27

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
35,887.03	866.41	857.99	593.39	0.00	38,204.82

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 NCUBE
 Acc. No. : 901069294 - 32 FRED VERSEPUT AVENUE , HALFWAY GARDENS EXT.40

EasyPay >>>>> 91115 9010692946
SAPO 0146 901069294

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 901069294

>>>>> 516008800111159 90106929404

Account Number 901069294

City of Johannesburg Property Rates	VAT No. 4760117194	Amount	Sub Total
Category of Property: Property Rates Residential R 731,000.00 X R 0.0091250 / 12 (Billing Period 2025/01) Less rates on first R300 000.00 of market value VAT: 0 %		555.87 - 228.13 0.00	327.74
PIKITUP Refuse	VAT No. 4790191292		
Refuse Residential VAT: 15.00% (Total Amount: 231.00)		231.00 34.65	265.65

Current Charges (Incl. VAT)

593.39

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.

PROVISIONAL STATEMENT

Page 1 of 4

NCUBE HKL
35 THE PALISADES
3 FRED VERSEPUTE ROAD
HALFWAY GARDENS
MIDRAND
1685

ACCOUNT NO: BPAL00035A
DATE: 24 January 2025
E-MAIL : hither72@gmail.com
SCHEME NAME: THE PALISADES BODY CORPORA 35

Debit Order: No

Date	Description	Amount	Cumulative
	Balance Carried Over	6 098.38	
2024/01/01	Community Schemes Levy	9.10	6 107.48
2024/01/01	Electricity - Or 56263 - Cr 56697 Units - 434 - From 26/10/2023 - To 27/11/2023	1 056.75	7 164.23
2024/01/01	Administrative Levy	955.00	8 119.23
2024/01/01	Sewerage Recovered	654.10	8 773.33
2024/01/01	Special Levy	500.00	9 273.33
2024/01/15	Payment Through Bank - Thank You	-4 560.00	4 713.33
2024/01/18	Interest On Arrears	95.51	4 808.84
2024/02/01	Community Schemes Levy	9.10	4 817.94
2024/02/01	Electricity - Or 56697 - Cr 57030 Units - 333 - From 27/11/2023 - To 27/12/2023	811.08	5 629.02
2024/02/01	Administrative Levy	955.00	6 584.02
2024/02/01	Sewerage Recovered	654.10	7 238.12
2024/02/01	Special Levy	500.00	7 738.12
2024/02/06	Payment Through Bank - Thank You	-3 100.00	4 638.12
2024/02/16	Interest On Arrears	56.38	4 694.50
2024/03/01	Community Schemes Levy	9.10	4 703.60
2024/03/01	Electricity - Or 57030 - Cr 57374 Units - 344 - From 27/12/2023 - To 27/1/2024	835.18	5 538.78
2024/03/01	Administrative Levy	955.00	6 493.78
2024/03/01	Sewerage Recovered	654.10	7 147.88
2024/03/01	Special Levy	500.00	7 647.88
2024/03/04	Payment Through Bank - Thank You	-3 000.00	4 647.88
2024/03/04	Debt Collection Commission Fee	300.00	4 947.88
2024/03/05	Payment Through Bank - Thank You	-1 000.00	3 947.88
2024/03/05	Debt Collection Commission Fee	52.81	4 000.69
2024/03/18	Interest On Arrears	50.61	4 051.30
2024/03/28	Payment Through Bank - Thank You	-3 000.00	1 051.30
2024/03/28	Debt Collection Commission Fee	256.66	1 307.96
2024/04/01	Community Schemes Levy	9.10	1 317.06
2024/04/01	Electricity - Or 57374 - Cr 57627 Units - 253 - From 27/1/2024 - To 27/2/2024	604.40	1 921.46
2024/04/01	Administrative Levy	955.00	2 876.46
2024/04/01	Sewerage Recovered	654.10	3 530.56
2024/04/01	Special Levy	500.00	4 030.56
2024/04/18	Interest On Arrears	33.62	4 064.18

**Pretor Group comprising of: Sectional Title Administration • Residential Communities Administration
Home Rentals • Commercial Property Management • Financial Services**

PROVISIONAL STATEMENT

NCUBE HKL
35 THE PALISADES
3 FRED VERSEPUTE ROAD
HALFWAY GARDENS
MIDRAND
1685

ACCOUNT NO: BPAL00035A
DATE: 24 January 2025
E-MAIL : hither72@gmail.com
SCHEME NAME: THE PALISADES BODY CORPORA 35

Debit Order: No

Date	Description	Amount	Cumulative
2024/04/24	Payment Through Bank - Thank You	-4 000.00	64.18
2024/04/24	Debt Collection Commission Fee	222.28	286.46
2024/05/01	Community Schemes Levy	9.10	295.56
2024/05/01	Electricity - Or 57627 - Cr 57902 Units - 275 - From 27/2/2024 - To 27/3/2024	654.98	950.54
2024/05/01	Administrative Levy	955.00	1 905.54
2024/05/01	Sewerage Recovered	654.10	2 559.64
2024/05/01	Special Levy	500.00	3 059.64
2024/05/18	Interest On Arrears	23.29	3 082.93
2024/05/30	Payment Through Bank - Thank You	-3 000.00	82.93
2024/05/30	Debt Collection Commission Fee	246.07	329.00
2024/06/01	Community Schemes Levy	9.10	338.10
2024/06/01	Electricity - Or 57902 - Cr 58258 Units - 356 - From 27/3/2024 - To 27/4/2024	717.80	1 055.90
2024/06/01	Administrative Levy	955.00	2 010.90
2024/06/01	Sewerage Recovered	654.10	2 665.00
2024/06/01	Special Levy	500.00	3 165.00
2024/06/21	Interest On Arrears	32.13	3 197.13
2024/07/01	Community Schemes Levy	9.10	3 206.23
2024/07/01	Electricity - Or 58258 - Cr 58527 Units - 269 - From 27/4/2024 - To 27/5/2024	674.19	3 880.42
2024/07/01	Administrative Levy	955.00	4 835.42
2024/07/01	Sewerage Recovered	654.10	5 489.52
2024/07/01	Special Levy	500.00	5 989.52
2024/07/02	Payment Through Bank - Thank You	-3 000.00	2 989.52
2024/07/02	1 X Debtor Arrear Notification (Legal Dept) @ 24.15	24.15	3 013.67
2024/07/02	Debt Collection Commission Fee	256.61	3 270.28
2024/07/17	Interest On Arrears	24.42	3 294.70
2024/08/01	Payment Through Bank - Thank You	-4 000.00	-705.30
2024/08/01	Community Schemes Levy	9.10	-696.20
2024/08/01	Debt Collection Commission Fee	267.13	-429.07
2024/08/01	Electricity - Or 58527 - Cr 58844 Units - 317 - From 27/5/2024 - To 27/6/2024	784.69	355.62
2024/08/01	Administrative Levy	955.00	1 310.62
2024/08/01	Sewerage Recovered	654.10	1 964.72
2024/08/01	Special Levy	500.00	2 464.72
2024/08/16	Interest On Arrears	25.77	2 490.49
2024/09/01	Community Schemes Levy	9.10	2 499.59
2024/09/01	Electricity - Or 58844 - Cr 59214 Units - 370 - From 27/6/2024 - To 27/7/2024	1 013.26	3 512.85
2024/09/01	Administrative Levy	955.00	4 467.85
2024/09/01	Sewerage Recovered	654.10	5 121.95
2024/09/01	Special Levy	500.00	5 621.95
2024/09/03	Payment Through Bank - Thank You	-4 000.00	1 621.95
2024/09/03	Debt Collection Commission Fee	186.58	1 808.53

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1685

ACCOUNT NO: BPAL00035A
DATE: 24 January 2025
E-MAIL : hither72@gmail.com
SCHEME NAME: THE PALISADES BODY CORPORA 35

Debit Order: No

Date	Description	Amount	Cumulative
2024/09/19	Interest On Arrears	18.21	1 826.74
2024/10/01	Payment Through Bank - Thank You	-3 000.00	-1 173.26
2024/10/01	Electricity - Or 59214 - Cr 59500 Units - 286 - From 27/7/2024 - To 27/8/2024	794.06	-379.20
2024/10/01	Administrative Levy	411.00	31.80
2024/10/01	Reserve Fund Levy	544.00	575.80
2024/10/01	Sanitation	654.00	1 229.80
2024/10/01	Special Levy	500.00	1 729.80
2024/10/17	Interest On Arrears	10.53	1 740.33
2024/11/01	Electricity - Or 59500 - Cr 59762 Units - 262 - From 27/8/2024 - To 27/9/2024	732.23	2 472.56
2024/11/01	Administrative Levy	411.00	2 883.56
2024/11/01	Reserve Fund Levy	544.00	3 427.56
2024/11/01	Sanitation	654.00	4 081.56
2024/11/01	Special Levy	500.00	4 581.56
2024/11/04	Payment Through Bank - Thank You	-3 000.00	1 581.56
2024/11/04	Debt Collection Commission Fee	114.00	1 695.56
2024/11/15	Debt Collection Admin Fee	24.15	1 719.71
2024/11/18	Interest On Arrears	11.01	1 730.72
2024/12/01	Electricity - Or 59762 - Cr 60007 Units - 245 - From 27/9/2024 - To 27/10/2024	692.86	2 423.58
2024/12/01	Administrative Levy	411.00	2 834.58
2024/12/01	Reserve Fund Levy	544.00	3 378.58
2024/12/01	Sanitation	654.00	4 032.58
2024/12/01	Special Levy	500.00	4 532.58
2024/12/13	Debt Collection Admin Fee	24.15	4 556.73
2024/12/17	Interest On Arrears	17.64	4 574.37
2025/01/01	Electricity - Or 60007 - Cr 60275 Units - 268 - From 27/10/2024 - To 27/11/2024	754.03	5 328.40
2025/01/01	Administrative Levy	411.00	5 739.40
2025/01/01	Reserve Fund Levy	544.00	6 283.40
2025/01/01	Sanitation	654.00	6 937.40
2025/01/01	Special Levy	500.00	7 437.40
2025/01/08	Payment Through Bank - Thank You	-3 500.00	3 937.40
2025/01/08	Debt Collection Commission Fee	322.57	4 259.97
2025/01/13	Debt Collection Admin Fee(Email)	24.15	4 284.12
2025/01/13	Debt Collection Admin Fee(Sms)	24.15	4 308.27
2025/01/17	Interest On Arrears	53.48	4 361.75
2025/02/01	Electricity - Or 60275 - Cr 60378 Units - 103 - From 27/11/2024 - To 27/12/2024	323.29	4 685.04
2025/02/01	Administrative Levy	411.00	5 096.04
2025/02/01	Reserve Fund Levy	544.00	5 640.04
2025/02/01	Sanitation	654.00	6 294.04
2025/02/01	Special Levy	500.00	6 794.04

**Pretor Group comprising of: Sectional Title Administration • Residential Communities Administration
Home Rentals • Commercial Property Management • Financial Services**

PROVISIONAL STATEMENT

NCUBE HKL
35 THE PALISADES
3 FRED VERSEPUTE ROAD
HALFWAY GARDENS
MIDRAND
1685

ACCOUNT NO: BPAL00035A
DATE: 24 January 2025
E-MAIL : hither72@gmail.com
SCHEME NAME: THE PALISADES BODY CORPORA 35

Debit Order: No

Date	Description	Amount	Cumulative
	Interest not yet charged as at 24/01/2025		14.20
	Debt Collection Commission not yet charged as at 24/01/2025		9.66
	Total to settle the account as at 24/01/2025		6 817.90

The balance reflected on this statement does not constitute clearance figures

PAYMENT REFERENCE: BPAL00035A

Bank Name First National Bank
Account Name Pretor Group (Pty) Ltd
Account Number 514 242 794 08
Branch Code 251445

**Pretor Group comprising of: Sectional Title Administration • Residential Communities Administration
Home Rentals • Commercial Property Management • Financial Services**