

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

Case number: **2024/81918**

In the matter between:-

**NQABA GUARANTEE SPV (PTY) LTD
ESKOM FINANCE COMPANY SOC LIMITED**

1st Applicant
2nd Applicant

and

MABOI; POTEGO BENEDICT

Respondent

NOTICE OF SALE IN EXECUTION (AUCTION)

In execution of a judgment of the **HIGH COURT SOUTH AFRICA, GAUTENG LOCAL DIVISION – JOHANNESBURG**, in the suit, a sale **WITH RESERVE PRICE OF R488 000.00** to the highest bidder, will be held by the **SHERIFF HALFWAY HOUSE ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **25 MARCH 2025 at 11h00** of the under mentioned property of the defendants on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

- CERTAIN:
- a) Section No **153** as shown and more fully described on Sectional Plan **SS511/2010** in the scheme known as **CRESCENDO** in respect of the land and building or buildings situate at **SAGEWOOD EXTENSION 18 TOWNSHIP**, Local Authority: City of Johannesburg Metropolitan Municipality, of which the floor area, according to the said Sectional Plan is **78 (SEVENTY EIGHT)** 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;

SITUATED AT: **UNIT 153 CRESCENDO, 4 WAGNER LANE, SAGEWOOD EXTENSION 18,
MIDRAND**

ZONING: **ZONED RESIDENTIAL**

MAGISTERIAL DISTRICT: **HALFWAY HOUSE - ALEXANDRA**

IMPROVEMENTS: **(Please Note that nothing is Guarantees and/or no Warranty is given in respect thereof)**

MAIN BUILDING: **2 BEDROOMS, BATHROOM, LOUNGE, KITCHEN, DININGROOM.**

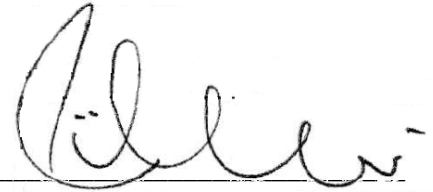
IMPROVEMENTS: **The nature, extent, condition and existence of the improvements are not guaranteed and no warranty is given in respect thereof and are sold “voetstoots”.**

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The PURCHASER shall pay auctioneer's commission subject to a maximum of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT.
3. A Deposit of 10% of the purchase price immediately on demand by the Sheriff, 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 plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale.
4. The rules of auction and a full advertisement is 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 a buyer is a pre-requisite subject to conditions, *inter alia*:

- (a) Directive of the Consumer Protection Act 68 of 2008
(<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- (b) FICA legislation – Proof of Identity and address particulars
- (c) Payment of a registration fee of R50 000.00 in EFT or Bank Guarantee
- (d) Registration conditions

Dated at Johannesburg on the **20 JANUARY 2025**



PME ATTORNEYS NORTHCLIFF

Applicant's Attorneys
C/o Olivier & Malan Attorneys
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Ateljee Road, Randpark Ridge
Tel: 066 077 9702
REF: JAJ MOLLER / X459



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Reg no 1990/001322/07



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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

POTEGO BENEDICT MABOI
153 CRESCENDO
SAGEWOOD
2000

Date	2025/02/07
Statement for	February 2025
Physical Address	2 WAGNER LANE
Stand No./Portion	153 CRESCENDO
Township	SAGEWOOD EXT.18

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
78 m2		2023/07/01	A1	Market Value R 741,000.00	REGION A WARD 112

Invoice Number : 40006352510	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 555361678	(PIN Code:279362)
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Previous Account Balance	38,321.79
Sub Total	38,321.79
Current Charges (Excl. VAT)	566.34
VAT @ 15%	34.65

Total Due	38,922.78
Due Date	2025/02/24

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
36,626.71	865.96	829.12	600.99	0.00	38,922.78

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 : 2025/02/07 POTEGO BENEDICT MABOI
Acc. No. : 555361678 - 2 WAGNER LANE , SAGEWOOD EXT.18

EasyPay >>>>> 91115 5553616789

SAPO 0146 555361678

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 555361678

>>>>> 516008800111159 55536167808

PROVISIONAL STATEMENT

MABOI (H/O) PB
153 CRESCENDO
2 WAGNER STREET (NEAREST CROSSING LE
ROUX ST)
SAGEWOOD EXT 18
MIDRAND
1687

ACCOUNT NO: BCSGCR153D
DATE: 25 February 2025
E-MAIL : potegomaboi@gmail.com
SCHEME NAME: CRESCENT GLADES HOA CR153

Debit Order: No

Date	Description	Amount	Cumulative
	Balance Carried Over	13 057.47	
2024/02/01	Administrative Levy	196.00	13 253.47
2024/02/06	1 X Debtor Arrear Notification (Legal Dept) @ 24.15	24.15	13 277.62
2024/02/16	Interest On Arrears	62.59	13 340.21
2024/02/21	Payment Through Bank - Thank You	-1 300.00	12 040.21
2024/02/21	Debt Collection Commission Fee	63.37	12 103.58
2024/03/01	Administrative Levy	196.00	12 299.58
2024/03/12	1 X Debtor Arrear Notification (Legal Dept) @ 24.15	24.15	12 323.73
2024/03/18	Interest On Arrears	53.54	12 377.27
2024/04/01	Administrative Levy	196.00	12 573.27
2024/04/16	Attorney Invoice - Mat62674/Inv01-251458	5 498.60	18 071.87
2024/04/17	Notification Of Legal Charge For R5498.60	24.15	18 096.02
2024/04/18	Interest On Arrears	50.25	18 146.27
2024/05/01	Administrative Levy	205.00	18 351.27
2024/05/17	1 X Debtor Arrear Notification (Legal Dept) @ 24.15	24.15	18 375.42
2024/05/17	Interest On Arrears	53.75	18 429.17
2024/06/01	Administrative Levy	205.00	18 634.17
2024/06/19	Interest On Arrears	63.67	18 697.84
2024/07/01	Administrative Levy	205.00	18 902.84
2024/07/02	1 X Debtor Arrear Notification (Legal Dept) @ 24.15	24.15	18 926.99
2024/07/17	Interest On Arrears	55.21	18 982.20
2024/08/01	Administrative Levy	205.00	19 187.20
2024/08/16	Interest On Arrears	63.51	19 250.71
2024/08/29	1 X Debtor Arrear Notification (Legal Dept) @ 24.15	24.15	19 274.86
2024/09/01	Administrative Levy	205.00	19 479.86
2024/09/18	Interest On Arrears	77.92	19 557.78
2024/10/01	Administrative Levy	205.00	19 762.78
2024/10/02	1 X Debtor Arrear Notification (Legal Dept) @ 24.15	24.15	19 786.93
2024/10/16	Interest On Arrears	69.96	19 856.89
2024/11/01	Administrative Levy	205.00	20 061.89
2024/11/07	1 X Debtor Arrear Notification (Legal Dept) @ 24.15	24.15	20 086.04
2024/11/18	Interest On Arrears	85.03	20 171.07
2024/12/01	Administrative Levy	205.00	20 376.07

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

PROVISIONAL STATEMENT

MABOI (H/O) PB
153 CRESCENDO
2 WAGNER STREET (NEAREST CROSSING LE
ROUX ST)
SAGEWOOD EXT 18
MIDRAND
1687

ACCOUNT NO: BCSGCR153D
DATE: 25 February 2025
E-MAIL : potegomaboi@gmail.com
SCHEME NAME: CRESCENT GLADES HOA CR153

Debit Order: No

Date	Description	Amount	Cumulative
2024/12/13	Debt Collection Admin Fee	24.15	20 400.22
2024/12/17	Interest On Arrears	81.18	20 481.40
2025/01/01	Administrative Levy	205.00	20 686.40
2025/01/16	Interest On Arrears	86.87	20 773.27
2025/02/01	Administrative Levy	205.00	20 978.27
2025/02/18	Interest On Arrears	106.25	21 084.52
2025/03/01	Administrative Levy	205.00	21 289.52
		Interest not yet charged as at 25/02/2025	24.43
		Debt Collection Commission not yet charged as at 25/02/2025	509.00
		Total to settle the account as at 25/02/2025	21 822.95

The balance reflected on this statement does not constitute clearance figures

PAYMENT REFERENCE: BCSGCR153D

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**

Directors GO von Broembsen BA (LLB) (Managing), DO Weir Bcomm (Hons) CA (SA) (Financial), BN Cowie Bcomm.
Reg No 1960/000260/07 **Vat No** 4920102888 **Registered Debt Collector** Reg No 0037104/09 **Registered with the PPRA**
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