

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

Case number: 7880/2022

In the matter between:-

NEDBANK LIMITED

EXECUTION CREDITOR

(Registration number: 1951/000009/06)

And

NGONENI BRIGHTMAN MBEKEZELI MKHWANAZI FIRST EXECUTION DEBTOR

(Identity number: 760323 5398 08 2)

EMMANUEL LINDIMPILO NTSANGASE

SECOND EXECUTION DEBTOR

(Identity number: 750805 5488 08 9)

MBONGELENI MARCUS MBATHA

THIRD EXECUTION DEBTOR

(Identity number: 820209 5448 08 4)

SIFISO MBATHA

FOURTH EXECUTION DEBTOR

(Identity number: 750910 5386 08 3)

**NOTICE OF SALE IN TERMS OF RULE 46(7)(b)
AUCTION**

IN EXECUTION of judgment of the High Court of South Africa (Gauteng Division, Pretoria) in the abovementioned suit, a sale will be held by the **SHERIFF HALFWAY HOUSE - ALEXANDRA** at the Sheriff's offices, 614 James Crescent, Halfway House on **TUESDAY, 25 MARCH 2025** at **11h00** of the under mentioned property of the Execution Debtors on the conditions to be read out by the Auctioneer at the time of the sale:-

A Unit (the mortgaged unit") consisting of –

(a) Section No. 34 as shown and more fully described on Sectional Plan No. SS1238/2006 ("the sectional plan") in the scheme known as WEAVER'S NEST in

respect of the land and building or buildings situate at HALFWAY GARDENS EXT 131 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 88 square metres in extent (“the mortgaged section”); 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 (“the common property”).

HELD BY DEED OF TRANSFER ST172207/2006

PHYSICAL/DOMICILIUM ADDRESS: UNIT 34 WEAVERS NEST, 268 VAN HEERDEN AVENUE, HALFWAY GARDENS EXT 131, MIDRAND

E-MAIL: sifisombatha@yahoo.com

BONDHOLDER: NEDBANK LTD, P.O. BOX 1114, JOHANNESBURG, 2000

E-MAIL: MpuleMk@Nedbank.co.za

ZONING - RESIDENTIAL

IMPROVEMENTS: DOUBLE DUPLEX, TILE ROOF, TILE FLOORS, LOUNGE, DINING ROOM, 2 BEDROOMS, KITCHEN, BATHROOM, SHOWER, TOILET, GARAGE AND GARDEN

The abovementioned information with regard to the improvements on the property is furnished although no guarantee can be supplied in this regard.

TAKE FURTHER NOTICE THAT the Conditions of Sale may be inspected at the offices of the **SHERIFF HALFWAY HOUSE - ALEXANDRA** during office hours at the Sheriff's offices, 614 James Crescent, Halfway House.

TERMS:

Cash, immediate internet bank transfer into the Sheriff's trust account or a bank guaranteed cheque immediately on the property being knocked down to the purchaser, of 10% of the purchase price, the balance and interest of the full purchase price at current bond rates payable against registration of transfer, to be secured by a bank, building society or other acceptable guarantee to be furnished within 21 days from the date of sale Auctioneer's charges are payable and calculated at 6% on the proceeds of the sale up to the first R100,000.00, 3,5 percent on R100,001.00 to R400,000.00 and 1,5 percent on the balance of the proceeds subject to a maximum commission of R40,000.00 and minimum

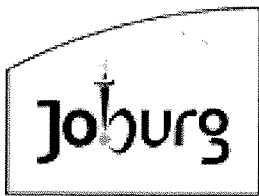
of R3,000.00.

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. The registration fee for the buyers will be R50,000.00. The reserve price as set by the Court is R300,000.00.

The sale is conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, Act 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at www.acts.co.za (the Act) and www.info.gov.za (the Regulations).

DATED AT PRETORIA THIS _____ DAY OF DECEMBER 2024.

VDT ATTORNEYS INC.
ATTORNEYS FOR EXECUTION CREDITOR
CASTLE GATE OFFICES
478 KOEDOESNEK AVENUE
WATERKLOOF RIDGE, PRETORIA
TEL. (012) 452-1300
E-MAIL: janetp@vdt.co.za
REF: PETRUS V/D WALT/jp/MAT102069



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

NTSANGASE EMMANUEL LINDIMPILO
PO Box 2500
BROOKLYN SQUARE
0075

Date	2025/01/11
Statement for	January 2025
Physical Address	268 VAN HEERDEN AVENUE
Stand No./Portion	34 WEAVER'S NEST
Township	HALFWAY GARDENS EXT.131

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
88 m2	1	2023/07/01	A1	Market Value R 830,000.00	Region A Ward 132

Invoice Number	: 178006592617	Group :	Next Reading Date	:
Client VAT Number	:		Deposit Paid	: R 0.00

Account Number 901083309	(PIN Code:980439)
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Previous Account Balance	82,287.69
Less: Incoming Payment (Last Payment Made 2024/12/11)	- 800.00
Sub Total	81,487.69
Current Charges (Excl. VAT)	694.02
VAT @ 15%	43.65

						Total Due	82,225.36
						Due Date	2025/01/27
90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding		
79,460.76	1,018.42	1,008.51	737.67	0.00	82,225.36		

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 NTSANGASE EMMANUEL LINDIMPILO
Acc. No. : 901083309 - 268 VAN HEERDEN AVENUE , HALFWAY GARDENS EXT.131

EasyPay >>>> 91115 9010833094

SAPO 0146 901083309

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 901083309

>>>> 516008800111159 90108330905

TAX INVOICE

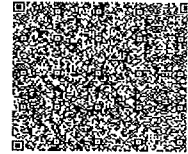
Date 11 DEC 2024	Invoice Number: COPY 819G0034005 012025	Property: 34 WEAVERS NEST BODY CORPORATE
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Ntsangase Emmanuel Lindimpilo P O Box 11934 Vorna Valley Midrand 1686	Staff Contacts:	Name:	Email:	Property Address: WEAVERS NEST BODY CORPORATE 268 VAN HEERDEN STREET HALFWAY GARDENS MIDRAND
	Debt Collector	Alicia De Villiers	aliciad@trafalgar.co.za	
	Portfolio Manager	Juanique Jonker	JuaniqueJ@trafalgar.co.za	
	Maintenance Administrator	Theresa Bredenhann	theresab@trafalgar.co.za	
	Divisional Manager	Shereen Tait	shereent@trafalgar.co.za	
Caretaker/Estate Manager	Louie Govender	louiegovender5@gmail.com		

 Client Acc. No: 819G0034005
 Use as your payment reference

Date	Description	Vat	R.
	BALANCE B/F		237,963.51
04 DEC 2024	Receipt 04 Dec 2024		-3,000.00
01 JAN 2025	Administrative Levy		2,184.86
01 JAN 2025	Csos Levy - 01/2025		33.70
01 JAN 2025	Reserve Fund Levy		126.68
28 NOV 2024	Telephone recovery at 08:31:05 28 NOV 2024	3.15	21.00
04 DEC 2024	Debt Collectors Receiving Fee	45.00	300.00
08 DEC 2024	Opening of debt collection function	3.15	21.00
10 DEC 2024	Telephone recovery at 16:26:58 10 DEC 2024	3.15	21.00
	SUB-TOTAL	54.45	237,671.75
		TOTAL DUE (incl. Vat)	237,726.20

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: 819G.34 Password: sifiso.mbatha@yahoo.com

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: <https://www.trafalgar.co.za/debitorderform.pdf>
 Trafalgar Monthly E-Magazine: <https://www.estate-living.co.za/trafalgar/>