

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

CASE NO: 2024-129081

In the matter between:-

NEDBANK LIMITED

Plaintiff

and

MKUTUKANA, SINAZO
(ID NO: 9303041043083)

Defendant

AUCTION
NOTICE OF SALE IN EXECUTION

This is a sale in execution pursuant to a Judgment obtained in the above Honourable Court dated 6 November 2025 in terms of which the following property will be sold in execution by the Sheriff of the High Court **HALFWAY HOUSE** at **614 JAMES CRESCENT, HALFWAY HOUSE** on the 30 June 2026 at **11h00**, subject to a reserve price of R110,000.00 (ONE HUNDRED AND TEN THOUSAND RAND).

CERTAIN: Erf 5607, FAR EAST BANK

REGISTRATION DIVISION: I.R.

SITUATED: ERF 5607 MIDFIELDER STREET, FAR EAST BANK EXTENSION 7,
JOHANNESBURG

AREA: 83 square metres

ZONED: Residential

HELD UNDER DEED OF TRANSFER NO. 11589/2023.

IMPROVEMENTS: (The nature, extent, condition and existence of the improvements are not guaranteed) **Two Bedrooms, 1 Bathroom, Lounge, Kitchen**

The Purchaser shall in addition to the Sheriff's commission, which is 6% on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5 per cent on the balance of the proceeds of the sale, subject to a maximum

commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), 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 twenty-one (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.

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 Rules of this auction are available 24 hours before the auction at the office of the Sheriff HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE.

The Sheriff HALFWAY HOUSE will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008.
[URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961](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 of R50 000 by way of EFT prior to the sale.
- 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 at 614 JAMES CRESCENT, HALFWAY HOUSE** during normal office hours Monday to Friday.

DATED at JOHANNESBURG on this the 7th day of May 2026.

BICCARI BOLLO MARIANO INC

Plaintiff's Attorneys
Oxford & Glenhove Building 1, Ground Floor
116 Oxford Road, Melrose Estate, Johannesburg
PO Box 92441
Norwood, 2117
Tel: (011) 628-9300
Ref: W Hodges / RN6669

de Burgh's

P. O. Box 10442
Strubenvale 1570
011 362 5333 - Main line ask for Fax
0862 757-133 - Fax to E-mail
E-mail : tasha@deburghs.co.za



REPORT

B B M INC
ATTENTION: MONTY
FAX: 011 788 1736
TEL: 011 628 9300

27/03/2026

REF: RN6669

NEDBANK / S MKUTUKANA / ERF 5607 FAR EAST BANK EXT 7

Rates: R 0.00
Water: R 549.46

Balance: R 18 594.05

Account number: 559 332 406

Municipal Value: R 200 000.00

Regards,

INFORMATION ONLY VALID FOR 60 DAYS

Desiré

FEE: R 205.00
VAT INCLUDED
TAX INVOICE TO FOLLOW

Whilst we undertake to use reasonable endeavour to ensure that the information supplied to you which is obtained verbally or telephonically is accurate, we cannot be held liable for mistakes, errors or omissions received by us from our various sources.(l)



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

SINAZO MKUTUKANA
12 MIDFIELDER STREET
FAR EAST BANK EXT.7
2588

Date	2026/03/04
Statement for	March 2026
Physical Address	12 MIDFIELDER STREET
Stand No./Portion	00005607 - 00000 - 00
Township	FAR EAST BANK EXT.7

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
83 m2	1	2023/07/01	E1	Market Value R 200,000.00	Region E WARD 105

Invoice Number : 46006711593	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 559332406	(PIN Code:239679)
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Previous Account Balance	17,932.00
Sub Total	17,932.00
Interest on Arrears	112.59
Current Charges (Excl. VAT)	477.79
VAT @ 15%	71.67

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
16,579.57	680.72	671.71	662.05	0.00	18,594.05

Total Due	18,594.05
Due Date	2026/03/19

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over fourteen (14) 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 : 2026/03/04 SINAZO MKUTUKANA
Acc. No. : 559332406 - 12 MIDFIELDER STREET, , FAR EAST BANK EXT.7

EasyPay >>>>> 91115 5593324063

SAPO 0146 559332406

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 559332406

>>>>> 516008800111159 55933240603

Account Number 559332406		
Johannesburg Water Water & Sanitation VAT No. 4270191077	Amount	Sub Total
Category of Water: Basic - Alexandra (Period = 2026/01/31 to 2026/02/27 = 28 days) Water charge @ R 119.37 Category of Sewer: Residential Sewer monthly charge based on Stand size 83 m2 (Billing Period 2026/03) VAT: 15.00% (Total Amount: 477.79)	119.37 358.42 71.67	 549.46
City Power Electricity VAT No. 4710191182		
Prepaid Electricity VAT: 15.00%	0.00 0.00	0.00
City of Johannesburg Property Rates VAT No. 4760117194		
Category of Property: Property Rates Residential R 200,000.00 X R 0.0095447 / 12 (Billing Period 2026/03) Less rates on first R300 000.00 of market value VAT: 0 %	159.08 - 159.08 0.00	0.00



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SEARCH CRITERIA

Search Date	2026/06/22 18:22	Erf Number	5607
Reference	-	Portion Number	-
Report Print Date	2026/06/22 18:23	Deeds Office	Pretoria
Township	far east bank	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T47581/2010
Township	FAR EAST BANK EXT 7	Local Authority	CITY OF JOHANNESBURG
Erf Number	5607	Province	GAUTENG
Portion Number	0	Extent	83.0000SQM
Registration Division	IR	LPI Code	T0IR09250000560700000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.084891 / 28.111726
Suburb / Town**	BERGVLEI 37 IR		

OWNER INFORMATION (1)

MKUTUKANA SINAZO		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	T11859/2023
ID Number		Microfilm / Scanned Date	-
Name	MKUTUKANA SINAZO	Purchase Price (R)	150 000
Multiple Owners**	NO	Purchase Date	2022/10/18
Multiple Properties**	NO	Registration Date	2023/03/03
Share (%)	-		

ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B7401/2023	NEDBANK LTD	168 000	-
2	I-4140/2025AT	129081/2024	-	-
3	K1351/1998RM	EASTERN M S GREATER JHB	-	1998 042 1 :43:54
4	VA1206/2016	MTHANTI FIKILE LIFINA	-	-

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HISTORIC DOCUMENTS (10)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-4826/2006C	-	-	-
2	B5661/2016	-	-	-
3	I-2101/2020AT	-	-	-
4	T64061/2006	CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY	T/T	-
5	T47581/2010	MTHANTI FIKILE LIFINA	31 929	-
6	T9759/2016	MTHANTI BONGANI MICHAEL	ESTATE	-
7	T9760/2016	LEEUEW MPUMELELO JOHNSON	150 000	-
8	T9760/2016	LEEUEW XOLELWA	150 000	-
9	T11858/2023	NOKOANE BRIAN	20 000	-
10	T11858/2023	SITHEBE SYLVESTER MUZI	20 000	-

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