



NOTICE OF SALE IN EXECUTION
IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION, PRETORIA

In the matter between:

Case No. 110402/2023

STANDARD BANK OF SOUTH AFRICA LIMITED

Execution Creditor

and

ACCELLIAH CHIRATIDZO MUYENDESI MAKOMBE (now Ngcobo)

Judgment Debtor

A SALE IN EXECUTION of the undermentioned property is to be held by the **Sheriff Halfway House-Alexandra** at **614 JAMES CRESCENT, Halfway House**, on **TUESDAY, 27 JANUARY 2026** at **11h00**, subject to a reserve price of **R 520 000.00**.

Full conditions of sale can be inspected at the Sheriff Halfway House/Alexandra, 614 James Crescent, Halfway House, and will be read out prior to the sale taking place.

No warranties are given with regard to the description, extent and/or improvements of the property.

A Unit consisting of:

- (a) Section No. **13** as shown and more fully described on Sectional Plan No. **SS187/1995** in the scheme known as **SANDTON GLADES** in respect of the land and building or buildings situated at **BUCCLEUCH TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY** of which section of the floor area, according to the said sectional plan is **108 (ONE HUNDRED AND 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.

Held under **DEED OF TRANSFER ST6714/2011**;

- (c) An Exclusive Use Area described as **YARD NO. 11** measuring **12 (TWELVE)** square metres, being such part of the common property, comprising the land and the scheme known as **SANDTON GLADES** in respect of the land and building or buildings situated at **BUCCLEUCH TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY**, as shown and more fully described on Sectional

Plan Number **SS187/1995 held by DEED OF TRANSFER SK367/2011;**

(d) An Exclusive Use Area described as **GARDEN NO. G13** measuring **115 (ONE HUNDRED AND FIFTEEN)** square metres, being such part of the common property, comprising the land and the scheme known as **SANDTON GLADES** in respect of the land and building or buildings situated at **BUCCLEUCH TOWNSHIP**, LOCAL AUTHORITY: **CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY**, as shown and more fully described on Sectional Plan Number **SS187/1995 held by DEED OF TRANSFER SK367/2011** ("the Property");

ALSO KNOWN AS UNIT 13 SANDTON GLADES, 16 MULLER STREET SOUTH, BUCCLEUCH.

Magisterial District: **JOHANNESBURG NORTH**

Improvements :-

A Single Storey Attached Sectional Title Unit with:

2 bedrooms, 1 bathroom, 1 toilet, lounge, dining room, kitchen, brick walls, tile floors.

Zoned Residential

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:*

- Directive of the Consumer Protection Act 68 of 2008
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- FICA – legislation i.e. proof of identity and address particulars
- The registration fee for buyers is R 50 000.00
- Registration conditions


FINDLAY & NIEMEYER INCORPORATED
Attorneys for Plaintiff
P.O. Box 801, Pretoria
Ref. M COETZEE/AN/F6462
Tel No. (012) 342-9164



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.

SEARCH CRITERIA

Search Date	2025/12/09 12:40	Scheme Number	187
Reference	-	Scheme Type	UNIT
Report Print Date	2025/12/09 12:40	Unit Number	13
Scheme Name	SANDTON GLADES	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS SANDTON GLADES	Local Authority	CITY OF JOHANNESBURG
Scheme Number	187	Province	GAUTENG
Situated at	BUCCLEUCH , 82.,RE	Extent	108.0000
Scheme Year	1995	LPI Code	T01R01160000008200000
Unit Number	13	Registration Division	NOT AVAILABLE
Previous Description	-	Co-ordinates (Lat/Long)**	-26.055753 / 28.10265
Suburb / Town**	BUCCLEUCH		

OWNER INFORMATION (1)

MAKOMBE ACCELLIAH CHIRATIDZO MUYENDESI			Owner 1 of 1
Person Type**	PRIVATE PERSON	Document	ST6714/2011
ID Number		Microfilm / Scanned Date	-
Name	MAKOMBE ACCELLIAH CHIRATIDZO MUYENDESI	Purchase Price (R)	740 000
Multiple Owners**	NO	Purchase Date	2010/06/08
Multiple Properties**	NO	Registration Date	2011/02/04
Share (%)	-		

DISCLAIMER

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ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-2186/2025AT	110402/2023	-	-
2	SB4842/2011	STANDARD BANK OF SOUTH AFRICA LTD	666 000	-

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Running Balance

Financial Period: January 2025 to August 2025

Period/ Date	Transaction	Remarks	Charge	Tax	Inclusive	Receipts	Balance
Tenant	Makombe ACM	Code 192552 Main Unit No 13					Property Sandton Glades Body Corporate (5758)
General Contact		Telephone		Lease Starts 04/02/2011	Ends	Vacate	
202501							
01/01/2025		Balance B/f					233 273.50
01/01/2025	i308 :Legal Fees Recovered	WA009488/SGL0013A	4,508.80	0.00	4,508.80		237 782.30
01/01/2025	i309 :Levy		2,327.00	0.00	2,327.00		240 109.30
01/01/2025	i428 :Levy - Reserve Fund		286.00	0.00	286.00		240 395.30
01/01/2025	i597 :CSOS Levy		36.54	0.00	36.54		240 431.84
01/01/2025	i368 :Sanitation		598.44	0.00	598.44		241 030.28
			7,756.78	0.00	7,756.78		
202502		Balance B/f					241,030.28
01/02/2025	i309 :Levy		2,327.00	0.00	2,327.00		243 357.28
01/02/2025	i428 :Levy - Reserve Fund		286.00	0.00	286.00		243 643.28
01/02/2025	i597 :CSOS Levy		36.54	0.00	36.54		243 679.82
01/02/2025	i368 :Sanitation		598.44	0.00	598.44		244 278.26
			3,247.98	0.00	3,247.98		
202503		Balance B/f					244,278.26
01/03/2025	i285 :Fines/Rules & Regulations	Garden Maintenance	500.00	0.00	500.00		244 778.26
01/03/2025	i309 :Levy		2,327.00	0.00	2,327.00		247 105.26
01/03/2025	i428 :Levy - Reserve Fund		286.00	0.00	286.00		247 391.26
01/03/2025	i597 :CSOS Levy		36.54	0.00	36.54		247 427.80
01/03/2025	i368 :Sanitation		598.44	0.00	598.44		248 026.24
			3,747.98	0.00	3,747.98		
202504		Balance B/f					248,026.24
01/04/2025	i309 :Levy		2,327.00	0.00	2,327.00		250 353.24
01/04/2025	i428 :Levy - Reserve Fund		286.00	0.00	286.00		250 639.24
01/04/2025	i597 :CSOS Levy		36.54	0.00	36.54		250 675.78
01/04/2025	i368 :Sanitation		598.44	0.00	598.44		251 274.22
			3,247.98	0.00	3,247.98		
202505		Balance B/f					251,274.22
01/05/2025	i309 :Levy		2,327.00	0.00	2,327.00		253 601.22
01/05/2025	i428 :Levy - Reserve Fund		286.00	0.00	286.00		253 887.22
01/05/2025	i597 :CSOS Levy		36.54	0.00	36.54		253 923.76
01/05/2025	i368 :Sanitation		598.44	0.00	598.44		254 522.20
			3,247.98	0.00	3,247.98		
202506		Balance B/f					254,522.20
01/06/2025	i308 :Legal Fees Recovered	M0003000/2030	437.00	0.00	437.00		254 959.20
01/06/2025	i308 :Legal Fees Recovered	M0003000/2225	2,612.80	0.00	2,612.80		257 572.00
01/06/2025	i308 :Legal Fees Recovered	M0003000/2252	531.30	0.00	531.30		258 103.30
01/06/2025	i308 :Legal Fees Recovered	M0003000/2150	546.83	0.00	546.83		258 650.13
01/06/2025	i309 :Levy		2,327.00	0.00	2,327.00		260 977.13
01/06/2025	i428 :Levy - Reserve Fund		286.00	0.00	286.00		261 263.13
01/06/2025	i597 :CSOS Levy		36.54	0.00	36.54		261 299.67
01/06/2025	i368 :Sanitation		598.44	0.00	598.44		261 898.11
			7,375.91	0.00	7,375.91		
202507		Balance B/f					261,898.11
01/07/2025	i309 :Levy		2,327.00	0.00	2,327.00		264 225.11
01/07/2025	i368 :Sanitation		598.44	0.00	598.44		264 823.55
01/07/2025	i597 :CSOS Levy		36.54	0.00	36.54		264 860.09
01/07/2025	i428 :Levy - Reserve Fund		286.00	0.00	286.00		265 146.09
			3,247.98	0.00	3,247.98		
202508		Balance B/f					265,146.09
01/08/2025	i309 :Levy		2,327.00	0.00	2,327.00		267 473.09
01/08/2025	i368 :Sanitation		598.44	0.00	598.44		268 071.53
01/08/2025	i597 :CSOS Levy		36.54	0.00	36.54		268 108.07
01/08/2025	i428 :Levy - Reserve Fund		286.00	0.00	286.00		268 394.07
			3,247.98	0.00	3,247.98		268 394.07
		Balance C/f					



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Fax : (011) 358 3408/9**

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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

**Accelliah Chiratidzo Makombe
SANDTON GLADES UNIT 13
16 MULLER STREET
BUCCLEUCH
2090**

Date	2025/08/05
Statement for	August 2025
Physical Address	16 MULLER STREET
Stand No./Portion	13 SANDTON GLADES
Township	BUCCLEUCH

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
108 m ²		2023/07/01	E1	Market Value R 918 000,00	Region E WARD 32

Invoice Number : 82006355395 Group : Next Reading Date :
Client VAT Number : Deposit Paid : R 0.00

Account Number 550245974

Previous Account Balance	87,793.40
Sub Total	87,793.40
Interest on Arrears	47.08
Current Charges (Excl. VAT)	801.55
VAT @ 15%	46.50

					Total Due	88,688.53
90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Due Date
85,571.70	1,080.67	1,141.03	895.13	0.00	88,688.53	2025/08/20

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) 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 :

Remittance Advice :
This stub must accompany payment,
please do not detach if paying at the post office

Date : 2025/08/05 Accelliah Chiratidzo Makombe
Acc. No. : 550245974 - 16 MULLER STREET , BUCLEUCH

EasyPay >>>> 91115 5502459745

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 550245974

SAPO 0146 550245974

>>>> 516008800111159 55024597409

Account Number 550245974

City Power	VAT No. 4710191182	Amount	Sub Total
Electricity			
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	0.00
City of Johannesburg	VAT No. 4760117194		
Property Rates			
Category of Property: Property Rates Residential R 918,000.00 X R 0.0095447 / 12 (Billing Period 2025/08) Less rates on first R300 000.00 of market value VAT: 0 %		730.17 -238.62 0.00	491.55
PIKITUP	VAT No. 4790191292		
Refuse			
Refuse Residential VAT: 15.00% (Total Amount: 310.00)		310.00 46.50	356.50

Current Charges (Incl. VAT)

848.05

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.