

Findlay & Niemeyer

INCORPORATED (NO. 1989/007387/21)



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.ro. 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	TOIR01160000008200000
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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Tenant/Debtor Transactions

Running Balance

Financial Period: January 2025 to August 2025

Printed: 19/08/2025 15:43:33

Page: 1

Period/ Date	Transaction	Remarks	Charge	Tax	Inclusive	Receipts	Balance
<div> <div>Tenant</div> <div>Makombe ACM</div> <div>Code</div> <div>192552</div> <div>Main Unit No</div> <div>13</div> <div>Property</div> <div>Sandton Glades Body Corporate (5758)</div> </div> <div> <div>General Contact</div> <div></div> <div>Telephone</div> <div></div> <div>Lease Starts</div> <div>04/02/2011</div> <div>Ends</div> <div></div> <div>Vacate</div> <div></div> </div>							
202501							
01/01/2025		Balance B/f					233,273.50
01/01/2025	i308	Legal Fees Recovered	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							
01/02/2025		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							
01/03/2025		Balance B/f					244,278.26
18/02/2025	i285	Fines/Rules & Regulations	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							
01/04/2025		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							
01/05/2025		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							
01/06/2025		Balance B/f					254,522.20
01/06/2025	i308	Legal Fees Recovered	437.00	0.00	437.00		254 959.20
01/06/2025	i308	Legal Fees Recovered	2,612.80	0.00	2,612.80		257 572.00
01/06/2025	i308	Legal Fees Recovered	531.30	0.00	531.30		258 103.30
01/06/2025	i308	Legal Fees Recovered	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							
01/07/2025		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							
01/08/2025		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		
		Balance C/f					268 394.07



a world class African city

Tel : (011) 375 5555
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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

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 m2		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

Due Date 2025/08/20

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
85,571.70	1,080.67	1,141.03	895.13	0.00	88,688.53

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 :

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 , BUCCLEUCH

EasyPay >>>>> 91115 5502459745

SAPO 0146 550245974

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

>>>>> 516008800111159 55024597409

Account Number 550245974			
City Power			
Electricity	VAT No. 4710191182	Amount	Sub Total
Unbilled Electricity: Eskom supply		0.00	
VAT: 15.00%		0.00	0.00
City of Johannesburg			
Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Residential			
R 918,000.00 X R 0.0095447 / 12 (Billing Period 2025/08)		730.17	
Less rates on first R300 000.00 of market value		- 238.62	
VAT: 0 %		0.00	491.55
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse Residential		310.00	
VAT: 15.00% (Total Amount: 310.00)		46.50	356.50

Current Charges (Incl. VAT)	848.05
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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.