

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

Case No: 2020/25315

In the matter between:

FIRSTRAND BANK LIMITED

Judgment Creditor

and

**NTSHINKA, BONISANI MNCEDISI
(IDENTITY NUMBER: 820426 5468 08 2)**

Judgment Debtor

NOTICE OF SALE IN EXECUTION / AUCTION

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court Halfway House on 9 December 2025 at 11H00 at Sheriff's Office Halfway House, 614 James Crescent, Halfway House of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale:

a Unit consisting of Section No. 94 as shown and more fully described on Sectional Plan No. SS667/2016 in the scheme known as Franklin on 8th in respect of the land and building or buildings situate at Noordwyk Extension 79 Township; Local; Authority: City of Johannesburg Metropolitan Municipality of which section the floor area, according to the said sectional plan, is 90 (ninety) square metres in extent; and 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 by the judgment debtor under Deed of Transfer ST76065/2016;

Physical address: 94 Franklin on 8th, 8th Street, Noordwyk Ext 79, Midrand, Gauteng.

THE following information is furnished, though in this regard nothing is guaranteed:

IMPROVEMENTS: 1 x lounge, 1 x kitchen, 2 x bedrooms, 2 x bathrooms, 1 x shower, 2 x WC, 2 x carports, 1 x balcony.

TERMS: The sale is with reserve price of R370,000.00 (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be SECURED by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale.

CONDITIONS: The sale would be 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, no 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). The Conditions of Sale may be inspected at the Sheriff's Office Halfway House, 614 James Crescent, Halfway House.

DATED at JOHANNESBURG on 11 November 2025.

CHARL CILLIERS INC ATTORNEYS

Judgment Creditor's Attorneys

1st Floor, No 1 Albury Park

cnr Jan Smuts Ave & Albury Rd

Hyde Park, Johannesburg

Tel: 011 325 4500/6/7

Fax: 011 325 4503

general@charlcilliers.co.za

Ref: CC/bc/FF003728



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

LEOGEM PROP PROJECTS PTY LTD
498 9TH ROAD
NOORDWYK EXT 79
1686

Date	2025/01/11
Statement for	January 2025
Physical Address	498 NINTH ROAD
Stand No./Portion	94 FRANKLIN ON 8TH
Township	NOORDWYK EXT.79

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
90 m2	1	2023/07/01	A1	Market Value R 1,116,000.00	REGION A WARD 112

Invoice Number : 28006411918	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 554374561

(PIN Code:289826)

Previous Account Balance

Sub Total

Current Charges (Excl. VAT)

VAT @ 15%

71,229.69

71,229.69

927.50

46.05

Total Due

72,203.24

Due Date

2025/01/27

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
68,706.84	1,267.65	1,255.20	973.55	0.00	72,203.24

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 LEOGEM PROP PROJECTS PTY LTD
Acc. No. : 554374561 - 498 NINTH ROAD , NOORDWYK EXT.79

EasyPay >>>> 91115 5543745615

SAPO 0146 554374561

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 554374561

>>>> 516008800111159 55437456100



Head Office
Mowbray House, Fourways Golf Park
Roos Street, Fourways
Private Bag X1 Witkoppen 2068
Tel: 011 707 0000
info@whitfields.co.za www.whitfields.co.za

22.01.2025

Franklin on 8th

Account Number : FRN0094B
Registered owner : Bonisani Mncedisi Ntshinka
ID : 8204265468082
Address : Unit 94, Eighth Road & 9th Road, Noordwyk, Midrand
Good Day

Your email dated **22.01.2025** refers:

Please see below figures as requested:

As of today's date, the total amount due is **R 326 983.95** which includes the **February 2025** levies and charges.

Monthly Costs : R 3 251.36

Levy : R1 596.00
CSOS Levy : R21.92
Reserve Levy : R122.00
Effluent : R704.47
Hot Water : R485.10
Cold Water : R321.87

Dimakatso Aphane
(Legal Assistant)
KRAMER ATTORNEYS AT LAW
Tel: 087 238 1856
Fax: 086 550 1918
E-mail: dimakatso@kalaw.co.za

Kind regards
Tebello Maphanga
Legal Recoveries Administrator
Tel: +27 (11) 707 0052 | www.whitfields.co.za





Head Office
Mowbray House, Fourways Golf Park
Roos Street, Fourways
Private Bag X1 Witkoppen 2068
Tel: 011 707 0000
info@whitfields.co.za www.whitfields.co.za

Whitfield Property Management (Pty) Ltd 2012/048867/07

Whitfields holds a valid Fidelity Fund Certificate (2022113313) and is a registered credit provider (NCRCP7150)

Directors: A Botha, S Buckler, C Da Gama, M Friebus, R Lourens, L Marthouw, M Osborne, A Simpson, J Stevens, J Whitfield
Branches in Gauteng and Western Cape



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	2025/11/20 17:12	Scheme Number	667
Reference	-	Scheme Type	UNIT
Report Print Date	2025/11/20 17:12	Unit Number	94
Scheme Name	FRANKLIN ON 8TH	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS FRANKLIN ON 8TH	Local Authority	CITY OF JOHANNESBURG
Scheme Number	667	Province	GAUTENG
Situated at	NOORDWYK EXT 79;3026;0	Extent	90.0000
Scheme Year	2016	LPI Code	TOJR01870000302600000
Unit Number	94	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	NOORDWYK		

OWNER INFORMATION (1)

NTSHINKA BONISANI MNCEDISI		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST76065/2016
ID Number		Microfilm / Scanned Date	-
Name	NTSHINKA BONISANI MNCEDISI	Purchase Price (R)	940 000
Multiple Owners**	NO	Purchase Date	2015/11/23
Multiple Properties**	NO	Registration Date	2016/09/19
Share (%)	-		

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-1718/2021AT	25315/2020	-	-
2	SB39994/2016	FIRSTRAND BANK LTD	520 000	-

DISCLAIMER

This report contains information provided to LNRN by content providers and LNRN cannot control the accuracy of the data nor the timely accessibility. LNRN will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRB26).