

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

CASE NUMBER: 24316/2021

In the matter between:

NEDBANK LIMITED

Plaintiff

and

MNISI, INNOCENT

First Defendant

MNISI, ONICA TENDANI

Second Defendant

NOTICE OF SALE IN EXECUTION

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale **subject to a reserve price of R400 000.00**, will be held by the Sheriff, Halfway House at 614 James Crescent, Halfway House on the day of **30th April 2024** at **11h00** of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff Halfway House, 614 James Crescent, Halfway House.

CERTAIN:

A unit ("the mortgaged property") consisting of:

- (a) Section No. 18 as shown and more fully described on Sectional Plan No. SS515/2007 ("the sectional plan") in the scheme known as MIDRAND GARDENS respect of the land and building or buildings situate at ERF 1379 HALFWAY GARDENS EXTENSION 77 TOWNSHIP: CITY OF JOHANNESBURG; of which section the floor area, according to the said sectional plan, is 94 (NINETY FOUR) 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 BY DEED OF TRANSFER ST90023/10

Subject to all the terms and conditions contained in the aforesaid deed of transfer.

SITUATION:

**SECTION 18, DOOR NUMBER 9 MIDRAND GARDENS, 18 KAUFFMAN DRIVE,
HALFWAY GARDENS EXTENSION 77 TOWNSHIP**

IMPROVEMENTS: (not guaranteed):

**3 BEDROOMS, 2 BATHROOMS, 1 KITCHEN, 1 LIVING ROOM AND 1 OTHER
ROOM**

THE PROPERTY IS ZONED: RESIDENTIAL

1. **Terms:** 10% (Ten percent) of the purchase price in cash in the day of the sale; balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale.
2. The Purchaser shall, immediately on the sale of the immovable property by the sheriff as auctioneer, pay the Sheriff's commission as follows:
 - 6% on the first R100 000.00 of the proceeds of the sale; and
 - 3.5% on R100 001.00 to R400 000.00 of the proceeds of the sale; and
 - 1.5% on the balance of the proceeds of the sale

subject to a maximum commission of R40 000.00 plus VAT in total 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).

3. 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 condition available on shha.online or at 614 James Crescent, Halfway House, Midrand.

DATED at **JOHANNESBURG** on this the **23rd January 2024**

**ENDERSTEIN MALUMBETE INC
W ROBERTSON**

Applicant's Attorneys
11 NAIVASHA ROAD
SUNNINGHILL, SANDTON
(OFFICE SUITE S1 – 2ND FLOOR)
(Ref: WR/N02381/NEDBANK)
Tel: 011 615 8591
Fax: 011 615 8655
Email: wessel@endvdm.co.za

AND TO: **THE REGISTRAR**
High Court
JOHANNESBURG

AND TO: **INNOCENT MNISI & ONICA TENDANI MNISI**
SECTION 18, DOOR NUMBER 9 MIDRAND GARDENS
18 KAUFFMAN DRIVE
HALWAY GARDENS EXT 77
MIDRAND
1686

Mortgaged property address and Domicilium address

SERVICE BY SHERIFF



Tel : (011) 375 5555
 Fax : (011) 358 3408/9

PO Box 5000
 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

MNISI I
 STAND NO : 5481
 PROTEA GLEN EXT 4
 1818

Date	2024/02/06
Statement for	February 2024
Physical Address	383 VAN HEERDEN AVENUE
Stand No./Portion	18 MIDRAND GARDENS
Township	HALFWAY GARDENS EXT.77

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
94 m2	1	2023/07/01	A1	Market Value R 965,000.00	Region A Ward 132

Invoice Number : 172005320694	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 550589397	(PIN Code:233433)
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Previous Account Balance	71,425.55
Sub Total	71,425.55
Interest on Arrears	47.42
Current Charges (Excl. VAT)	762.16
VAT @ 15%	41.25

Total Due	72,276.38
Due Date	2024/02/21

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
69,270.84	1,072.71	1,082.00	850.83	0.00	72,276.38

Paying your account in full and on time ensures the City continues delivering services to residents. Visit www.Joburg.org.za for more on payment methods.
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 : 2024/02/06 INNOCENT MNISI
 Acc. No. : 550589397 - 383 VAN HEERDEN AVENUE , HALFWAY GARDENS EXT.77

EasyPay >>>>> 91115 5505893973

SAPO 0146 550589397

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 550589397

>>>>> 516008800111159 55058939709

City Power Electricity	VAT No. 4710191182	Amount	Sub Total
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 965,000.00 X R 0.0087910 / 12 (Billing Period 2024/02) Less rates on first R300 000.00 of market value VAT: 0 %		706.94 - 219.78 0.00	487.16
PIKITUP Refuse	VAT No. 4790191292		
Refuse Charge VAT: 15.00% (Total Amount: 275.00)		275.00 41.25	316.25

Current Charges (Incl. VAT) 803.41

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.