

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

**CASE NUMBER: 21559/2020**

In the matter between:-

**FIRSTRAND BANK LIMITED**

Execution Creditor

and

**INNOCENT BONESANG MNCUBE**

Execution Debtor

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**AUCTION - NOTICE OF SALE IN EXECUTION**

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Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of at least **R915 187.62 (nine hundred and fifteen thousand one hundred and eighty seven rand and sixty two cents)**, by **SHERIFF HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE** at on **28 APRIL 2026** at **11:00** of the following property:

**PORTION 31 OF ERF 724 KEW TOWNSHIP  
REGISTRATION DIVISION I.R.  
PROVINCE OF GAUTENG  
MEASURING 1536 (ONE THOUSAND FIVE HUNDRED AND THIRTY-SIX)  
SQUARE METRES  
HELD BY DEED OF TRANSFER T37467/2019**

**STREET ADDRESS: 55 LINK STREET, BRAMLEY, JOHANNESBURG,  
GAUTENG PROVINCE situated in the  
JOHANNESBURG CENTRAL MAGISTERIAL DISTRICT  
AND CITY OF JOHANNESBURG METROPOLITAN  
MUNICIPALITY**

**PLACE OF SALE: The sale will take place at the offices of the **SHERIFF  
HALFWAY HOUSE** at **614 JAMES CRESCENT,  
HALFWAY HOUSE, GAUTENG PROVINCE.****

**IMPROVEMENTS: The property has been improved as follows, although no  
guarantee is given in this regard:**

**SINGLE STOREY FREESTANDING DWELLING WITH A  
TILE ROOF, CONSTRUCTED OF BRICK, CONSISTING  
OF: A LOUNGE, DINING ROOM, 4 BEDROOMS,  
KITCHEN, LAUNDRY, 2 BATHROOMS, 2 SHOWERS, 2  
TOILETS.**

OUTBUILDING: 3 BEDROOMS, KITCHEN, <sup>2</sup> 3  
BATHROOM, 3 SHOWERS, 3 TOILETS, 1 CARPORT,  
SWIMMING POOL

Zoned for residential purposes.

**CONDITIONS OF SALE:** The Conditions of Sale will lie for inspection at the offices of the **SHERIFF HALFWAY HOUSE** at **614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG PROVINCE**, where they may be inspected during normal office hours.



**PDR ATTORNEYS INC.**

Attorneys for Judgement Creditor  
Hatfield Bridge Office Park  
Cnr Church & Richard Street  
Hatfield, Pretoria

REF: **N MOODLEY / MAT12880**

TEL: 012- 342 9895

FAX: 012- 342 9790

E-MAIL: [nicole@legaledge.co.za](mailto:nicole@legaledge.co.za) / [maritza@legaledge.co.za](mailto:maritza@legaledge.co.za)



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## SEARCH CRITERIA

Search Date	2026/04/13 12:59	Erf Number	724
Reference	MAT12880	Portion Number	-
Report Print Date	2026/04/13 13:05	Deeds Office	Pretoria
Township	KEW	Search Source	Deeds Office

## PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T9086/1965
Township	KEW	Local Authority	CITY OF JOHANNESBURG
Erf Number	724	Province	GAUTENG
Portion Number	31	Extent	1536.0000SQM
Registration Division	IR	LPI Code	TOIR03610000072400031
Previous Description	-	Co-ordinates (Lat/Long)**	-26.123029 / 28.091486
Suburb / Town**	BRAMLEY GARDENS		

## OWNER INFORMATION (1)

MNCUBE INNOCENT BONESANG			Owner 1 of 1
Person Type**	PRIVATE PERSON	Document	T37467/2019
ID Number		Microfilm / Scanned Date	-
Name	MNCUBE INNOCENT BONESANG	Purchase Price (R)	1 600 000
Multiple Owners**	NO	Purchase Date	2019/03/05
Multiple Properties**	NO	Registration Date	2019/06/20
Share (%)	-		

## ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B23571/2019	FIRSTRAND BANK LTD	1 600 000	-
2	I-1166/2025AT	21559/2020	-	-

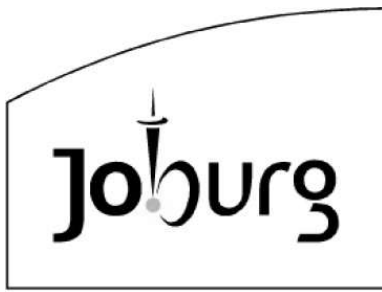
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HISTORIC DOCUMENTS (6)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	T13932/1980	SENDROWITZ MOSHE	Unknown	-
2	T15557/1988	ALLIED BOUVERENIGING LTD 21000	21 000	-
3	T15558/1988	KELLY JENNIFER ROSEMARY 115000	115 000	-
4	T91647/1993	OEHNINGER GUSTA NOMKHOSI	180 000	-
5	T37466/2019	RADEBE SIBUSISO CERIL	ESTATE	-
6	T91647/1993	OEHNINGER JURG PETER	180 000	-

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**COPY OF TAX INVOICE**

INNOCENT BONESANG MNCUBE  
55 LINK STREET  
KEW  
2090

You can contact us in the following ways

- Phone: Tel: 0860 56 28 74 Fax: (011) 358-3408/9
- Correspondence: P O BOX 5000 JOHANNESBURG 2000
- E-mail: joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 4760117194 VAT NO: JOHANNESBURG WATER: 4270191077 VAT NO: PIKITUP: 4790191292 VAT NO: CITY POWER 4710191182

Date	2026/03/04
Statement for	March 2026
Physical Address	57 LINK STREET
Stand No./Portion	00000724 - 00031 - 00
Township	KEW

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
1536 m2	1	2023/07/01	E1	Market Value R 1,679,000.00	Region E WARD 74

Invoice Number: 118006419429      Next Reading Date: 2026/03/31  
 Client VAT Number:      Deposit: R 890.17

**Account Number: 556431984**      **PIN CODE: xxxxxx**


Previous Account Balance	318,983.81
Sub Total	318,983.81
Interest on Arrears	290.70
Current Charges (Excl. VAT)	7,611.59
VAT @ 15%	977.21

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
301,435.60	9,333.37	8,214.84	8,879.50	0.00	327,863.31	327,863.31
						Due Date
						2026/03/31

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      INNOCENT BONESANG MNCUBE  
 Acc. No.: 556431984      57 LINK STREET

 EasyPay 91115 5564319845

 Standard Bank City of Johannesburg Banking details:  
 Internet banking - Use the banks pre-loaded Company details  
 SBSA branch deposits - CIN no AA45 to be used in place of bank acc. nr.  
 Client Account No/Deposit Reference 556431984

 Postal Office 0146 556431984

**Total Due**      **327,863.31**  
**Due Date**      **2026/03/31**



516008800111159 55643198409



**Account Number: 556431984**

<b>City of Johannesburg Property Rates</b>	<b>VAT 4760117194</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Category of Property: Property Rates Residential R 1,679,000.00 X R 0.0095447 / 12 ( Billing Period 2026/03 ) Less rates on first R300 000.00 of market value VAT: 0 %		1,335.47 - 238.62 0.00	1,096.85

<b>City Power Electricity</b>	<b>VAT 4710191182</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Prepaid Electricity VAT: 15.00%		0.00 0.00	0.00

<b>Johannesburg Water Water &amp; Sanitation</b>	<b>VAT 4270191077</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Category of Water: Consumption - Residential (Reading period = 2026/01/11 to 2026/02/11 = 32 days) Meter: 23112123; Register: 1; Multiply factor: 1; Start reading: 1,044.000; End reading: 1,121.390; Difference: 77.390; Consumption: 77.390; Units: KL; Type: Estimated Readings. Daily average consumption 2.418 KL Charges for 77.390 KL are based on a sliding scale for a 32 day period Step 1 6.308 KL @ R 0.0000 ( Billing Period 2026/03 ) Step 2 4.205 KL @ R 29.840 Step 3 5.257 KL @ R 31.150 Step 4 5.257 KL @ R 43.670 Step 5 10.513 KL @ R 60.360 Step 6 10.513 KL @ R 66.010 Step 7 10.514 KL @ R 83.280 Step 8 24.823 KL @ R 89.240 Extended Social Package Grant Demand Management Levy ( Billing Period 2026/03 ) Category of Sewer: Residential Sewer monthly charge based on Stand size 1536 m2 ( Billing Period 2026/03 ) VAT: 15.00%		4,938.15 0.00 65.08 1,055.51 908.81	6,967.55

<b>PIKITUP Refuse</b>	<b>VAT 4790191292</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Refuse Residential ( Billing Period 2026/03 ) VAT: 15.00%		456.00 68.40	524.40

**Current Charges (Including VAT)**

**8,588.80**

Where can a payment be made?

Any CoJ Office; any Post Office; any EasyPay site; any bank (branch, ATM or internet site).  
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How to make a payment

By debit order, cash or debit card.

KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When to make a payment

Payments must reach the 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 services?

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.