

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

CASE NUMBER: **21/27577**

In the matter between:

PHOENIX REGENT ESTATE 1 BODY CORPORATE

Execution

Creditor

and

GCINA THEMBELIHLE MANYAKA

Execution Debtor

NOTICE OF SALE IN EXECUTION (IMMOVABLE PROPERTY)

IN EXECUTION OF A JUDGEMENT DEBT of the High Court Johannesburg, in the above action, a sale **with a reserve price** be held at the office of the Sheriff **Halfway House Alexandra, situated at: 614 James Crescent, Halfway House** on **31 May 2022** at **11:00** of the undermentioned property of the Defendant on the Conditions which will lie for inspection prior to the sale at the offices of the Sheriff **Halfway House Alexandra**.

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed.

BEING: UNIT 151 (A08-07) PHOENIX REGENT ESTATE

LOCAL AUTHORITY: CITY OF JHB METROPOLITAN MUNICIPALITY

REGISTRATION DIVISION: NOT AVAILABLE

MEASURING 50 SQUARE METRES

HELD BY DEED OF TRANSFERS: ST17102/2013

SITUATE AT: UNIT 151, (A08-07) PHOENIX REGENT ESTATE,
CNR SKURWEBERG & PLATEBERG, NOORDWYK,
MIDRAND

IMPROVEMENTS (NOTHING GUARANTEED):

The following information is furnished but not guaranteed:

The property is a sectional title unit consisting of: **2nd Floor, Lounge, 1 x Bedroom, Kitchen, 1 x Bathroom, 1 x Shower, 1 x Toilet, Single Carport, Boundary: Brick & concrete, Main building, attached, Brick walls, Harvey Tile Roof, Parquet & Tile floors.** Nothing in this regard is guaranteed and the property is sold *voetstoots*.

- **TERMS:**


1. 10% deposit from every bidder who intends to participate on the day of the sale and a registration fee of R 100 000.00 with the balance payable against registration of transfer; a guarantee to be furnished within 21 (TWENTY-ONE) days from the date of sale.
2. The sale will be argued with a time 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, then the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcase auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.
3. The registration fee for the buyers will be R50 000.00.

AUCTIONEERS CHARGES payable on the day of sale, to be calculated as follows:

- 6% (SIX PER CENT) on the first R100 000.00 (ONE HUNDRED THOUSAND RAND) proceeds of the sale;
- 3.5% on R100 000.01 (ONE HUNDRED THOUSAND AND ONE RAND) to R400 000.00 (FOUR HUNDRED THOUSAND RAND);

- 1.5% on the balance of the proceeds up to the maximum fee of R40 000.00 (FORTY THOUSAND RAND) – Minimum charge R3 000.00 (THREE THOUSAND RAND)

Signed and dated at **ROODEPOORT** on this the **15th** day of **MARCH 2022**.

A handwritten signature in black ink, appearing to be 'RICHARDS', written over a horizontal dotted line.

RICHARDS ATTORNEYS
Attorneys for the Applicant
593 Ontdekkers Road
Maraisburg
Roodepoort
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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

MANYAKA GCINA THEMBELIHLE M
711 ERAND GARDENS EXT.81 TS
ERAND GARDENS EXT.81
1684

Date	2022/05/06
Statement for	May 2022
Physical Address	9 RIVERSIDE ROAD
Stand No./Portion	151 PHOENIX REGENT ESTATE
Township	NOORDWYK EXT.97

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
50 m2		2018/07/01	A1	Market Value R 605,000.00	REGION A WARD 112

Invoice Number : 136004856571	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 552927161	(PIN Code:219146)
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Previous Account Balance	27,730.16
Sub Total	27,730.16
Interest on Arrears	20.95
Current Charges (Excl. VAT)	368.68
VAT @ 15%	29.10

Total Due	28,148.89
Due Date	2022/05/23

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
26,414.15	656.03	659.98	418.73	0.00	28,148.89

The City approved amendments for qualifying criteria of its Debt Rehab program. Visit www.joburg.org.za or email debtrehab@joburg.org.za for more info.
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.

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

Date : 2022/05/06 MANYAKA GCINA THEMBELIHLE MANYAKA GCINA
Acc. No. : 552927161 - 9 RIVERSIDE ROAD , NOORDWYK EXT.97

EasyPay >>>>> 91115 5529271610

SAPO 0146 552927161

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 552927161

>>>>> 516008800111159 55292716108

Account Number 552927161

City of Johannesburg Property Rates	VAT No. 4760117194	Amount	Sub Total
Category of Property: Property Rates: Sectional Title Resident R 605,000.00 X R 0.0082200 / 12 (Billing Period 2022/05) Less rates on first R350 000.00 of market value VAT: 0 %		414.43 - 239.75 0.00	174.68
PIKITUP Refuse	VAT No. 4790191292		
Refuse Charge VAT: 15.00% (Total Amount: 194.00)		194.00 29.10	223.10

Current Charges (Incl. VAT)

397.78

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.



Phoenix Regent Estate 1 Body Corporate

Reg No: SS220, 221, 222/2012 & 129/2013

Email.: Danicka@ambercompm.co.za

Contact No.: 011 794 8648

ADDRESS

Postnet Suite 100

Private Bag X5

Strubensvallei

1735

G Manyaka

A08-07,
Cnr Skurweberg & Plateberg,
Noordwyk Ext 6,
Midrand

Reference: GMA002-U151

Email: manyakagcina@gmail.com

STATEMENT

DATE
2022-01-13

Date	Source	Description	Debit	Credit	Cumulative
2021-03-01		Balance b/f	76973.46	0	76 973.46
2021-03-01	Invoice	INV07938	959.50	0	77 932.96
2021-03-01	Invoice	INV07939	247.00	0	78 179.96
2021-03-01	Invoice	INV07975	850.00	0	79 029.96
2021-03-01	Invoice	INV08164	1522.54	0	80 552.50
2021-03-01	Invoice	INV07937	150.00	0	80 702.50
2021-03-31	Journal Batch 109	Interest on arrears balance of R 76 973.46 as at 2021-02-28 (24.00% p.a.).	1539.47	0	82 241.97
2021-04-01	Invoice	INV08249	2190.00	0	84 431.97
2021-04-01	Invoice	INV08441	1463.43	0	85 895.40
2021-04-30	Journal Batch 113	Interest on arrears balance of R 82 241.97 as at 2021-03-31 (24.00% p.a.).	1644.84	0	87 540.24
2021-05-01	Invoice	INV08505	2433.00	0	89 973.24
2021-05-01	Invoice	INV08524	378.00	0	90 351.24
2021-05-01	Invoice	INV08707	1483.26	0	91 834.50
2021-05-31	Journal Batch 119	Interest on arrears balance of R 87 540.24 as at 2021-04-30 (24.00% p.a.).	1750.80	0	93 585.30
2021-06-01	Invoice	INV08747	75.00	0	93 660.30
2021-06-01	Invoice	INV08949	1464.42	0	95 124.72
2021-06-17	Invoice	INV09031	835.00	0	95 959.72

120+ days	90+ days	60+ days	30+ days	Current
134 804.50	6 609.36	7 929.33	4 422.91	2 828.63

BANKING DETAILS

Bank Name: STANDARD BANK
Account Number: 201342103
Branch Code: 051001

Account Holder: PHOENIX REGENT ESTATE 1
Account Type: CURRENT
Branch Name: SANDTON

Total Due
R 156 594.73

2021-06-30	Journal Batch 122	Interest on arrears balance of R 93 585.30 as at 2021-05-31 (24.00% p.a.).	1871.71	0	97 831.43
2021-07-01	Invoice	INV09225	1462.84	0	99 294.27
2021-07-31	Journal Batch 124	Interest on arrears balance of R 97 831.43 as at 2021-06-30 (24.00% p.a.).	1956.63	0	101 250.90
2021-08-01	Invoice	INV09457	1500.73	0	102 751.63
2021-08-17	Invoice	INV09535	5000.00	0	107 751.63
2021-08-30	Invoice	INV09738	1070.00	0	108 821.63
2021-08-31	Journal Batch 126	Interest on arrears balance of R 101 250.90 as at 2021-07-31 (24.00% p.a.).	2025.02	0	110 846.65
2021-09-01	Invoice	INV09707	1449.42	0	112 296.07
2021-09-21	Invoice	INV09801	2305.50	0	114 601.57
2021-09-23	Invoice	INV09999	2628.00	0	117 229.57
2021-09-28	Invoice	INV10005	15358.00	0	132 587.57
2021-09-30	Journal Batch 129	Interest on arrears balance of R 110 846.65 as at 2021-08-31 (24.00% p.a.).	2216.93	0	134 804.50
2021-10-01	Invoice	INV09967	1485.77	0	136 290.27
2021-10-19	Invoice	INV10059	2427.50	0	138 717.77
2021-10-31	Journal Batch 134	Interest on arrears balance of R 134 804.50 as at 2021-09-30 (24.00% p.a.).	2696.09	0	141 413.86
2021-11-01	Invoice	INV10231	1436.05	0	142 849.91
2021-11-04	Invoice	INV10268	3665.00	0	146 514.91
2021-11-30	Journal Batch 135	Interest on arrears balance of R 141 413.86 as at 2021-10-31 (24.00% p.a.).	2828.28	0	149 343.19
2021-12-01	Invoice	INV10480	1436.05	0	150 779.24
2021-12-31	Journal Batch 137	Interest on arrears balance of R 149 343.19 as at 2021-11-30 (24.00% p.a.).	2986.86	0	153 766.10
2022-01-01	Invoice	INV10696	1436.05	0	155 202.15
2022-01-07	Invoice	INV10726	1392.58	0	156 594.73

120+ days	90+ days	60+ days	30+ days	Current
134 804.50	6 609.36	7 929.33	4 422.91	2 828.63
BANKING DETAILS				Total Due
Bank Name: STANDARD BANK		Account Holder: PHOENIX REGENT ESTATE 1		R 156 594.73
Account Number: 201342103		Account Type: CURRENT		
Branch Code: 051001		Branch Name: SANDTON		