

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

CASE NO: 67661/2019

In the matter between:

THE STANDARD BANK OF SOUTH AFRICA LIMITED

REGISTRATION NUMBER: 1962/000738/06

Execution Creditor/ Plaintiff

and

THEMBEKA NGWENA

(IDENTITY NUMBER: 810206 0712 086)

Execution Debtor/ Defendant

NOTICE OF SALE IN EXECUTION – IMMOVABLE PROPERTY

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Local Division, Johannesburg in the above action, a sale as a unit with a **reserve of R454 742.85** will be held at the office of the **SHERIFF HALFWAY HOUSE - ALEXANDRA** at **614 James Crescent, Halfway House** **TUESDAY, 28 OCTOBER 2025** at **11H00 HRS** the under mentioned property of the Defendants on the conditions which will lie for inspection prior to the sale at the offices of **SHERIFF HALFWAY HOUSE - ALEXANDRA** at **3rd Floor, Sandton City Office Towers, 5th Street, Sandown, Sandton, 2196**.

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**

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

A DWELLING COMPRISING OF:

MAIN BUILDING: X 1 LOUNGE, X 1 KITCHEN X 2 BEDROOMS, X 1 BATHROOM

(Improvements / Inventory – Not Guaranteed)

CERTAIN:

A UNIT CONSISTING OF –

- a) **SECTION NUMBER 347 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS404/2010, IN THE SCHEME KNOWN AS PHOENIX VIEW ESTATE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT NOORDWYK EXTENSION 95 TOWNSHIP; CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 64 (SIXTY-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.**

**SITUATED AT: UNIT 347, 2836 RIVERSIDE ROAD, PHOENIX VIEW ESTATE,
171 14TH STREET, NOORDWYK EXTENSION 95, MIDRAND,
JOHANNESBURG**

TERMS:

1. **10% (TEN PER CENTUM)** of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within **twenty-one (21) days** from the date of sale.

2. AUCTIONEER'S CHARGES, payable on the day of sale to be calculated as follows:

6% (SIX PER CENTUM) on the first **R100 000.00 (HUNDRED THOUSAND RAND)**; **3.5% (THREE POINT FIVE PERCENT)** on **R100 001.00 (HUNDRED THOUSAND AND ONE RAND)** up to **R400 000.00 (FOUR HUNDRED THOUSAND)** and **1.5% (ONE POINT FIVE PERCENT)** on the balance of the proceeds of the sale subject to a maximum commission of **R 40 000.00 plus Vat** in total and a minimum of **R 3000.00 plus Vat** (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser.

TAKE FURTHER NOTICE THAT:

1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable.
2. This is a sale in execution pursuant to a judgment obtained in the above

honourable court.

3. The rules of this execution will be available 24 hours prior to the auction at the office of the **SHERIFF HALFWAY HOUSE – 3rd Floor, Sandton City Office Towers, 5th Street, Sandown, Sandton, 2196.**
4. Registration as a buyer is a pre-requisite subject to specific certain conditions, inter alia:
 - 4.1 Directives of the Consumer Protection Act 68 of 2008
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
 - 4.2 FICA legislation with regard to identity and address particulars;
 - 4.3 Registration fee payable of **R50 000.00**, refundable after sale if not buying;
 - 4.4 Registration conditions.
5. The sale will be conducted at the offices of **SHERIFF HALFWAY HOUSE - ALEXANDRA** situated at **3rd Floor, Sandton City Office Towers, 5th Street, Sandown, Sandton, 2196.**
6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.
7. The auctioneer will be _____

DATED AT **JOHANNESBURG** on the _____ of **SEPTEMBER 2025.**

MOTHLE JOOMA SABDIA INC

Attorneys for the Plaintiff

First Floor, Duncan Manor

Corner Jan Shoba and Brooks Streets

Brooklyn, Pretoria

P O Box 11147 Hatfield, 0028

Docex 235 Pretoria

Tel No. 012- 362 3137

Fax No. 086 694 4081 / 086 650 579

Email: kamos@mjs-inc.co.za

Ref. Mr J Phefadi/KS/FOR2/0526

C/O 50 Saint David Road

Houghton, Johannesburg

Postnet Suite 281

Private Bag X5, Norwood 2117

Docex 4, Houghton

Tel: 011 487 0063



a world class African city

Computer generated

COPY OF TAX INVOICE

THEMBEKA NGWENA
181 FOURTEENTH STREET
NOORDWYK EXT.95
1687

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

Date	2025/09/04
Statement For	September 2025
Physical Address	181 FOURTEENTH STREET
Stand No./Portion	347 PHOENIX VIEW ESTATE
Township	NOORDWYK EXT.95

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
64 m2		2023/07/01	A1	Market Value R768,000.00	REGION A WARD 112

Invoice Number: 34006558317

Next Reading Date: 2025/09/19

Client VAT Number:

Deposit: R 0.00

Account Number: 550257401

PIN CODE: 233773

Previous Account Balance

40,244.60

Sub Total

40,244.60

Interest on Arrears

39.80

Current Charges (Excl. VAT)

682.24

VAT @ 15%

46.50

90 DAYS+	60 DAYS	30 DAYS	CURRENT	INSTALLMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
38,223.30	1,013.79	1,007.51	768.54	0.00	41,013.14	Due Date	41,013.14 2025/09/19

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



EasyPay 91115 5502574014



Postal Office 0146 550257401



516008800111159 55025740107

Date: 2025/09/04 THEMBEKA NGWENA
Acc. No.: 550257401 181 FOURTEENTH STREET

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 550257401

Total Due	41,013.14
Due Date	2025/09/19



Account Number: 550257401

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 768,000.00 X R 0.0095447 / 12 (Billing Period 2025/09) Less rates on first R300 000.00 of market value VAT: 0 %		610.86 -238.62 0.00	372.24

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential VAT: 15.00%		310.00 46.50	356.50

Current Charges (Including VAT)

728.74

Where can a payment be made?

Any CoJ Office; and Post Office; and 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.



Tax Invoice & Statement

Owner	PHOENIX VIEW ESTATE BODY CORPORATE		
Owner VAT No		Owner Reg No	
Property	PHOENIX VIEW ESTATE BODY CORPORATE (40		
Unit No	B22-11		
Tax Invoice No	13413/202510/1	Recipient VAT No	
For the Month	October 2025	Recipient Reg No	
Deposit			
Monthly Charges Generated on 22 September 2025			
Queries	Tel: 011-481-3400 Fax:		

NGWENA THEMBEKA(SEC 347)

B22-11 PHOENIX VIEW ESTATE BODY CORPORATE
CNR 14TH AND RIVERSIDE ROADS
NOORDWYK
1687

Printed: 03/10/2025 12:11:44 Page: 1

Date	Allocation	Remarks	Exclusive	VAT	Inclusive
01/10/2025	INTERCOM	Balance B/f (Last Reading: CLICK ON 01 AUGUST 2025-1 SEPTEMBER 2025) Ref: 2211	30.15	0.00	116,369.83 30.15
01/10/2025	LEVY		1,049.93	0.00	1,049.93
01/10/2025	CSOS LEVIES		11.00	0.00	11.00
01/10/2025	SEWER - RECOVERIES		723.54	0.00	723.54
			1 814.62	0.00	118 184.45

BANK STAMP

BANK STAMP

AMOUNT
DEPOSITED

R



Tellers Stamp and Initials

Subject to conditions printed below:
Cheques etc. for collection to be available as cash when paid. While acting in good faith, the Bank cannot accept responsibility for ensuring that depositors have lawful title to cheques, etc. collected.

Referenced Deposit

Account Name **Compeg Services (Pty) LTD TRUST**

Branch where account is held

Branch No. **251705**

Account No **50450038218**

Reference Number **13413 (NGWENA THEMBEKA(SEC 347))**

Date

Paid in by (Signature)	Cheques/Tjeks Drawer		Bank No. 1st 6 Nos.		
Name	Tel No		Total	R	



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**** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.**

SEARCH CRITERIA

Search Date	2025/10/07 07:45	Scheme Number	404
Reference	-	Scheme Type	UNIT
Report Print Date	2025/10/07 07:46	Unit Number	347
Scheme Name	PHOENIX VIEW ESTATE	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS PHOENIX VIEW ESTATE	Local Authority	CITY OF JOHANNESBURG
Scheme Number	404	Province	GAUTENG
Situated at	NOORDWYK EXT 95;2836;0	Extent	64.0000
Scheme Year	2010	LPI Code	TOJR01870000283600000
Unit Number	347	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.958789 / 28.128165
Suburb / Town**	ERAND AH		

OWNER INFORMATION (1)

NGWENA THEMBEKA		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST83341/2010
ID Number	8102060712086	Microfilm / Scanned Date	-
Name	NGWENA THEMBEKA	Purchase Price (R)	554 000
Multiple Owners**	NO	Purchase Date	2010/03/26
Multiple Properties**	NO	Registration Date	2010/11/25
Share (%)	-		

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ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-2096/2021AT	67661/2019	-	-
2	SB54775/2010	STANDARD BANK OF SOUTH AFRICA LTD	498 600	-

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