

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

Case number: 7880/2022

In the matter between:-

NEDBANK LIMITED

EXECUTION CREDITOR

(Registration number: 1951/000009/06)

And

NGONENI BRIGHTMAN MBEKEZELI MKHWANAZI FIRST EXECUTION DEBTOR

(Identity number: 760323 5398 08 2)

EMMANUEL LINDIMPILO NTSANGASE

SECOND EXECUTION DEBTOR

(Identity number: 750805 5488 08 9)

MBONGELENI MARCUS MBATHA

THIRD EXECUTION DEBTOR

(Identity number: 820209 5448 08 4)

SIFISO MBATHA

FOURTH EXECUTION DEBTOR

(Identity number: 750910 5386 08 3)

**NOTICE OF SALE IN TERMS OF RULE 46(7)(b)
AUCTION**

IN EXECUTION of judgment of the High Court of South Africa (Gauteng Division, Pretoria) in the abovementioned suit, a sale will be held by the **SHERIFF HALFWAY HOUSE - ALEXANDRA** at the Sheriff's offices, 614 James Crescent, Halfway House on **TUESDAY, 26 AUGUST 2025 at 11h00** of the under mentioned property of the Execution Debtors on the conditions to be read out by the Auctioneer at the time of the sale:-

A Unit (the mortgaged unit") consisting of –

- (a) Section No. 34 as shown and more fully described on Sectional Plan No. SS1238/2006 ("the sectional plan") in the scheme known as WEAVER'S NEST in**

respect of the land and building or buildings situate at HALFWAY GARDENS EXT 131 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 88 square metres in extent ("the mortgaged section"); 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 ("the common property").

HELD BY DEED OF TRANSFER ST172207/2006

PHYSICAL/DOMICILIUM ADDRESS: UNIT 34 WEAVERS NEST, 268 VAN HEERDEN AVENUE, HALFWAY GARDENS EXT 131, MIDRAND

E-MAIL: sifisombatha@yahoo.com

BONDHOLDER: NEDBANK LTD, P.O. BOX 1114, JOHANNESBURG, 2000

E-MAIL: MpuleMk@Nedbank.co.za

ZONING - RESIDENTIAL

IMPROVEMENTS: DOUBLE DUPLEX, TILE ROOF, TILE FLOORS, LOUNGE, DINING ROOM, 2 BEDROOMS, KITCHEN, BATHROOM, SHOWER, TOILET, GARAGE AND GARDEN

The abovementioned information with regard to the improvements on the property is furnished although no guarantee can be supplied in this regard.

TAKE FURTHER NOTICE THAT the Conditions of Sale may be inspected at the offices of the **SHERIFF HALFWAY HOUSE - ALEXANDRA** during office hours at the Sheriff's offices, 614 James Crescent, Halfway House.

TERMS:

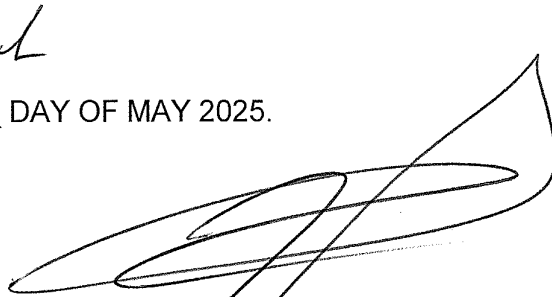
Cash, immediate internet bank transfer into the Sheriff's trust account or a bank guaranteed cheque immediately on the property being knocked down to the purchaser, of 10% of the purchase price, the balance and interest of the full purchase price at current bond rates payable against registration of transfer, to be secured by a bank, building society or other acceptable guarantee to be furnished within 21 days from the date of sale Auctioneer's charges are payable and calculated at 6% on the proceeds of the sale up to the first R100,000.00, 3,5 percent on R100,001.00 to R400,000.00 and 1,5 percent on the balance of the proceeds subject to a maximum commission of R40,000.00 and minimum

of R3,000.00.

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, Midrand. The registration fee for the buyers will be R50,000.00. The reserve price as set by the Court is R300,000.00.

The sale is 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, Act 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).

DATED AT PRETORIA THIS 27 DAY OF MAY 2025.



VDT ATTORNEYS INC.
ATTORNEYS FOR EXECUTION CREDITOR
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WATERKLOOF RIDGE, PRETORIA
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