

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

AUCTION

NOTICE OF SALE IN EXECUTION

Case No: 49304/2023

In the matter between:

**FIRSTRAND BANK LIMITED trading inter alia as
FNB HOME LOANS (formerly FIRST NATIONAL BANK
OF SOUTHERN AFRICA LIMITED)**

Plaintiff

and

**MBALENHLE PRECIOUS MBONGWA
(ID NO: 861127 1048 08 0)**

Defendant

**SALE IN EXECUTION to be held at 614 JAMES CRESCENT, HALFWAY
HOUSE on the 30th of APRIL 2024 @ 11h00.**

BY THE SHERIFF: HALFWAY HOUSE - ALEXANDRA

A Unit consisting of –

- (a) **Section No. 60** as shown and more fully described on **Sectional Plan No. SS519/2014** in the scheme known as **LAKE XANADU** in respect of the land and building or buildings situate at **ERF 1145 SUMMERSET EXTENSION 30 TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY**, of which section floor area, according to the said sectional plan is **91 [Ninety-One] 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 sectional plan

Held by **Deed of Transfer no. ST56230/2014**

SITUATE AT: Unit 60 [Door 60], 1145 Mimosa Street, Summerset Ext 30, Midrand, Gauteng Province.

IMPROVEMENTS - (Not guaranteed): A residential dwelling consisting of 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom, 2 x Showers, 2 x WC, 1 x Carport and 1 x Covered Balcony.

TERMS:

The Sale in Execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as Amended, in pursuant of an order granted against the Defendant for money owing to the plaintiff.

The Auction will be conducted by the Sheriff, or his / her Deputy to the highest bidder with a **reserve price set at R730 000-00.**

Conditions of sale can be inspected at the **OFFICE OF THE SHERIFF, 614 JAMES CRESCENT, HALFWAY HOUSE** 24 hours prior to the auction.

All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.

All bidders are required to an amount to be determined by the Sheriff that is refundable as registration fee prior to commencement of the auction in order to obtain a buyer's card.

The Purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or bank guaranteed cheque on the day of sale.

The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his /her attorney, and shall be furnished to the sheriff within 21 days after the sale.

The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the price being secured in terms of condition 4.

Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price.

SIGEND at PRETORIA on this the 16th DAY of FEBRUARY 2024.



FRIEDLAND HART SOLOMON NICOLSON

Attorneys for Plaintiff

Monument Office Park

Block 4, 3rd Floor

79 Steenbok Avenue

PRETORIA

Tel.: (012) 424-0200

Ref: MR. T MASINDI/Elizma/B3182



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COPY TAX INVOICE

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

MBALENHLE PRECIOUS MBONGWA
UNIT:60 LAKE XANADU
21 MIMOSA ROAD
SUMMERSET EXT.30
685

Date	2024/03/06
Statement for	March 2024
Physical Address	21 MIMOSA ROAD
Stand No./Portion	60 LAKE XANADU
Township	SUMMERSET EXT.30

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
91 m2		2023/07/01	A1	Market Value R 1,092,000.00	REGION A WARD 112

Invoice Number	: 136005617170	Group :	Next Reading Date	:
Client VAT Number	:		Deposit Paid	: R 0.00

Account Number 553274677 (PIN Code:293868)

Previous Account Balance	26,351.52
Job Total	26,351.52
Interest on Arrears	57.45
Current Charges (Excl. VAT)	870.20
VAT @ 15%	43.50

Total Due	27,322.67
Due Date	2024/03/22

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
23,960.94	1,201.89	1,188.69	971.15	0.00	27,322.67

For the City to continue delivering services to its citizens, customers are encouraged to pay their accounts in full & on time. Visit www.Joburg.org.za for more.

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 : 2024/03/06 MBALENHLE PRECIOUS MBONGWA
Acc. No. : 553274677 - 21 MIMOSA ROAD , SUMMERSET EXT.30

EasyPay >>>> 91115 5532746772

SAPO 0146 553274677

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 553274677

>>>> 516008800111159 55327467700

