

**AUCTION**

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

**Case Number: 3056/2022**

In the matter between:

**NEDBANK LIMITED**

Applicant

And

**SAM TSIETSI PHEKO  
(ID: 8805315419089)**

Respondent

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**NOTICE OF SALE IN EXECUTION**

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In execution of a judgment of the High Court of South Africa (Gauteng Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of **R300,000.00**, will be held by **THE SHERIFF OF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY, 31 MARCH 2026** at **11H00** of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of **THE SHERIFF OF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**.

**CERTAIN:**

A unit consisting of –

- (a) **Section No. 53** as shown and more fully described on Sectional Plan No. **SS51/2006**, in the scheme known as **THE FINCHES** in respect of the land and building of buildings situated at **ERF 490 ERAND GARDENS EXTENSION 93 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY** of which section the floor area, according to the said sectional plan is, is **106 (ONE HUNDRED AND SIX) 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.

**HELD BY DEED OF TRANSFER NUMBER ST33145/2017 and SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.**

Situated in the Magisterial District of **JOHANNESBURG NORTH**

**Situated at: DOOR 53 THE FINCHES, 140 LEVER ROAD, ERAND GARDENS EXT 93, MIDRAND**

**IMPROVEMENTS:** (not guaranteed): 2 BEDROOMS, BATHROOM, KITCHEN & LOUNGE.

**THE PROPERTY IS ZONED:** RESIDENTIAL

1. **The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent)** on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R100 000.00 (One Hundred Thousand Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) business days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.
2. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured.
3. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.
4. The rules of this auction will be available at least 24 hours before the auction at **THE SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE.**
5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008.
6. The auction will be conducted by the Sheriff or his Deputy.
7. Registration as a buyer is a pre-requisite subject to conditions including, inter alia:
  - a. Directive of the Consumer Protection Act 68 of 2008.  
(URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>)

- b. FICA - legislation i.r.o. proof of identity and address particulars.
  - c. Payment of a Registration Fee in cash / EFT amounting to R50,000.00 (refundable).
  - d. Registration conditions.
8. 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 [www.shha.online](http://www.shha.online). All terms and conditions available on [www.shha.online](http://www.shha.online) or at 614 James Crescent, Halfway House, Midrand.

Signed at **JOHANNESBURG** this the **19<sup>th</sup>** day of **JANUARY 2026**.



**ENDERSTEIN MALUMBETE INC**

**PER: N MALUMBETE**

Attorneys for the Plaintiff

2<sup>nd</sup> Floor

Office Suite S1

11 Naivasha Road

Sunninghill

Sandton

Ref: **NM/LS/N03137**

Email: [foreclosure3@endersteins.co.za](mailto:foreclosure3@endersteins.co.za)

Tel: 011 615 8591



# SS THE FINCHES 51, U:53 (PRETORIA)

## Deeds Office Property Scheme

2 Waterford Mews, Century City, Cape Town, 7441  
Tel: +27 87 330 7577 - NCR Reg No: NCRCB30  
Website: <https://www.searchworks.co.za>

### SEARCH INFORMATION

#### Summary

Search Type	Deeds Office Property Scheme
Search Description	SS THE FINCHES 51, U:53 (PRETORIA)
Reference	N03137
Date	19/01/2026

### SCHEME INFORMATION

#### Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS THE FINCHES
Scheme Number / Year	51/2006
Unit Number	53
Situated At	ERAND GARDENS EXT 93 490,0
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	106.0000
LPI Code	-
Street Address	-

### OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
PHEKO SAM TSIETSI	8805315419089	R890 000,00	29/11/2016

### OWNER INFORMATION

#### Owner 1 of 1

Owner Name	PHEKO SAM TSIETSI
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST33145/2017
Purchase Date	29/11/2016
Registration Date	08/05/2017
Purchase Price	R890000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20170526 08:58:13

**ENDORSEMENT(S)**

Document Number	Microfilm Reference Number	Institution	Value
I-3873/2022AT	20221213 14:05:50	3056/2022	R0,00
SB18778/2017	20170526 08:59:52	NEDBANK LTD	R890 000,00
SK7264/2005S	20160728 10:24:20	-	R0,00

**REPORT INFORMATION**

Date of Information	19/01/2026 10:48	
Print Date	19/01/2026 10:48	
Generated By	CLAUDETTE JOSSIE	
Reference	N03137	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

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 Johannesburg 2000

E-mail :  
 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

**SAM TSIETSI PHEKO**  
 47 OX EYE STREET  
 ERAND GARDENS EXT 93  
 1863

Date	2026/01/07
Statement for	January 2026
Physical Address	771 LEOGEM PLACE
Stand No./Portion	53 THE FINCHES
Township	ERAND GARDENS EXT.93

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
106 m2	1	2023/07/01	A1	Market Value R 1,007,000.00	REGION A WARD 112

Invoice Number : 76006520051	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 554877156	(PIN Code:283841)
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Previous Account Balance	71,570.07
Sub Total	71,570.07
Interest on Arrears	58.92
Current Charges (Excl. VAT)	889.34
VAT @ 15%	49.05

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
69,114.93	1,230.55	1,224.59	997.31	0.00	72,567.38

<b>Total Due</b>	<b>72,567.38</b>
<b>Due Date</b>	<b>2026/01/22</b>

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 # 31 Oct 2026. For more info, visit [www.joburg.org.za](http://www.joburg.org.za).  
 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](mailto:complaints@joburgombudsman.org.za)

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

Date : 2026/01/07 SAM TSIETSI PHEKO  
 Acc. No. : 554877156 - 771 LEOGEM PLACE , ERAND GARDENS EXT.93

EasyPay >>>> 91115 5548771566

SAPO 0146 554877156

**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 554877156

>>>> 516008800111159 55487715604





**The Finches Body Corporate**

Reg No: SS 978/2005  
 Email: clarissa.v@asiproperty.co.za  
 Contact No.: 0117948648

**ADDRESS**

Postnet Suite 100  
 Private Bag X5  
 Strubens Valley  
 1735

**TS Pheko**

Unit 53 The Finches,  
 140 Lever Road,  
 Erand Gardens,  
 Midrand,  
 1686

Unit No 53

Reference: TSP001-U53

Tel: 0814519122

Email: Kabelo.Pheko@vodacom.co.za

# STATEMENT

DATE
2026-02-01

Date	Source	Description	Debit	Credit	Cumulative
2025-10-01		Balance b/f	348260.81	0	348 260.81
2025-10-01	Invoice	<a href="#">INV07540</a>	2783.52	0	351 044.33
2025-10-31	Journal Batch 185	Interest on arrears balance of R 348 260.81 as at 2025-09-30 (24.00% p.a.). Exempt from interest.	0.00	0	351 044.33
2025-11-01	Invoice	<a href="#">INV07615</a>	2697.48	0	353 741.81
2025-11-07	Journal Batch 186	Interest on arrears balance of R 351 044.33 as at 2025-10-31 (24.00% p.a.). Exempt from interest.	0.00	0	353 741.81
2025-12-01	Invoice	<a href="#">INV07688</a>	2984.40	0	356 726.21
2025-12-07	Journal Batch 192	Interest on arrears balance of R 353 741.81 as at 2025-11-30 (24.00% p.a.). Exempt from interest.	0.00	0	356 726.21
2025-12-17	Invoice	<a href="#">INV07773</a>	115.00	0	356 841.21
2026-01-01	Invoice	<a href="#">INV07759</a>	3262.04	0	360 103.25
2026-01-07	Journal Batch 193	Interest on arrears balance of R 356 841.21 as at 2025-12-31 (24.00% p.a.). Exempt from interest.	0.00	0	360 103.25
2026-02-01	Invoice	<a href="#">INV07854</a>	2783.52	0	362 886.77

120+ days	90+ days	60+ days	30+ days	Current
351 044.33	2 697.48	3 099.40	3 262.04	2 783.52
<b>BANKING DETAILS</b> Bank Name: FIRST NATIONAL BANK Account Number: 62309282929 Branch Code: 250655				<b>Total Due</b> <b>R 362 886.77</b>
Reference: TSP001-U53 Account Holder: THE FINCHES Account Type: CURRENT Branch Name: CLEARWATER				