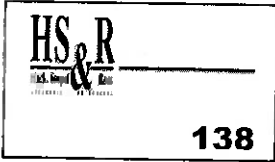


AUCTION



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

In the matter between:

CASE NO. 61970/2019

NEDBANK LIMITED

PLAINTIFF

And

PUMEZA NOMAPHELO SKEYI

DEFENDANT

(IDENTITY NUMBER: 700711 0734 08 2)

**NOTICE OF SALE IN EXECUTION
IMMOVABLE PROPERTY**

In execution of a judgment of the **HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA** in the abovementioned suit a sale without a reserve price will be held by the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE-ALEXANDRA** on the **28th day of MAY 2024** at **11H00** at **THE SHERIFF OFFICE OF HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE** of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE-ALEXANDRA, AT 614 JAMES CRESCENT, HALFWAY HOUSE.**

A UNIT CONSISTING OF –

(A) SECTION NUMBER 82 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS577/2013, (“THE SECTIONAL PLAN”) IN THE SCHEME KNOWN AS ROSA ROYALE 1 IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 1151 SUMMERSET EXTENSION 16 TOWNSHIP, IN THE AREA OF THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 136 (ONE HUNDRED AND THIRTY SIX) 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 ENDORESED ON THE SAID SECTIONAL PLAN

("THE COMMON PROPERTY")

**HELD BY DEED OF TRANSFER NO. ST 71578/13 AND SUBJECT TO SUCH
CONDITIONS AS SET OUT IN THE AFOREMENTIONED DEED OF TRANSFER
NUMBER ST 71578/13**

**SITUATED AT: UNIT 82 DOOR 82 ROSA ROYALE 1 SUMMERSET EXTENSION
16**

Any prospective purchaser must register, in accordance with the following conditions amongst others:

- a) The provisions of the Consumer Protection Act 68 of 2008
(<http://www.info.gov.za/view/downloadfileAction?id=9961>)
- b) The provisions of FICA- legislation (requirement proof of ID, residential address)
- c) Payment of a registration fee of R50 000.00 in cash or eft (Refundable) prior to the commencement of the auction;
- d) All conditions applicable to registration;
- e) Rules of auction and conditions of sale may be inspected 24 Hours prior the auction.

The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: **This is a Flat situated in a security complex consisting of: 2 BATHROOM, 3 BEDROOMS, 1X KITCHEN, 1x LIVING ROOM, 1X OTHER.**

DATED AT PRETORIA ON THIS THE 9th DAY OF APRIL 2024.

(signed T. de Jager)

**HACK STUPEL AND ROSS ATTORNEYS
ATTORNEYS FOR PLAINTIFF**

**STANDARD BANK CHAMBERS
CHURCH SQUARE
PRETORIA**

TEL: 012 325 4185

FAX: 012 323 3780 / 086 518 3468

E-MAIL: thea5@hsr.co.za

REF: T DE JAGER/IM/NA4



Tel : (011) 375 5555
Fax : (011) 358 3408/9

PO Box 5000
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

PUMEZA NOMAPHELO SKEYI
A20/02 ROSE ROLAYE
17 OLEA ROAD
SUMMERSET EXT.16
1682

Date	2024/03/06
Statement for	March 2024
Physical Address	17 OLEA ROAD
Stand No./Portion	82 ROSA ROYALE I
Township	SUMMERSET EXT.16

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
136 m2		2023/07/01	A1	Market Value R 1,360,000.00	REGION A WARD 112

Invoice Number : 136005617022	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 552561502	(PIN Code:213326)
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Previous Account Balance	83,611.96
Sub Total	83,611.96
Interest on Arrears	69.99
Current Charges (Excl. VAT)	1,066.53
VAT @ 15%	43.50

Total Due	84,791.98
Due Date	2024/03/22

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
80,476.24	1,409.93	1,725.79	1,180.02	0.00	84,791.98

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 PUMEZA NOMAPHELO SKEYI
Acc. No. : 552561502 - 17 OLEA ROAD , SUMMERSET EXT.16

EasyPay >>>>> 91115 5525615026

SAPO 0146 552561502

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 552561502

>>>>> 516008800111159 55256150203

