

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

CASE NUMBER: 2024/034305

In the matter between :

SUMMERSET VILLAGE BODY CORPORATE
SS Number SS 123/2017

APPLICANT

And

Mr MDUDUZI WITNESS SIBISI
Identity Number 891010 5146 08 0

1ST RESPONDENT

THE CITY OF JOHANNESBURG METROPOLITAN
MUNCIPALITY

2ND RESPONDENT

FIRSTRAND BANK LTD

3RD RESPONDENT

NOTICE OF SALE IN EXECUTION

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of execution dated , the property listed hereinbelow will be sold in execution to the highest bidder. The sale in execution will be conducted by the Sheriff of the above Honourable Court, **SHERIFF HALFWAY HOUSE ALEXANDRA, 614 James Crescent, Halfwayhouse, Midrand** on the **28 July 2026** at **11h00** or as soon as reasonably possible thereafter.

THE PROPERTY:

1. **UNIT 233**, in the sectional title scheme known as **SUMMERSET VILLAGE BODY CORPORATE**, with scheme number **SS 123/2017**, held by the Execution Debtor under Sectional Title Deed **ST96476/2017**, which is better known as **UNIT 233, SUMMERSET VILLAGE BODY CORPORATE, SUMMERSET ROAD, MIDRAND, 1682**, in the City of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional title plan is 65 (SIXTY FIVE) square meters in extent.
2. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as enclosed on the said sectional title plan.
3. As aforementioned, the property is held by Deed of Transfer **ST96476/2017**.

THE PROPERTY IS ALSO KNOWN AS: UNIT 233, SUMMERSET VILLAGE BODY CORPORATE, SUMMERSET ROAD, MIDRAND, 1682.

The following information is furnished regarding the improvements to the property, though in this regard nothing is guaranteed:

The property consists of: Three (3) Bedrooms, Two (2) Bathrooms, 1 (One) Lounge, 1 (One) Kitchen and Two (2) Carports.

THE CONDITIONS OF SALE:

10% (Ten Percent) of the purchase price, and the Sheriff's costs, to be paid in cash on the day of the sale and the balance payable against registration of transfer, to be secured by a bank or another acceptable guarantee to be furnished to the Sheriff of the above Honourable Court, SHERIFF HALFWAY HOUSE ALEXANDRA, within 21 (Twenty-One) days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the above Honourable Court, SHERIFF HALFWAY HOUSE ALEXANDRA 3rd Floor, Sandton Office Towers 5th St, 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, Midrand.

Signed and dated at ROODEPOORT on this 3RD of June 2026.

ATTORNEYS FOR THE APPLICANT
HEERSCHOP PIENAAR ATTORNEYS

Block A, Ground Floor
Clearview Office Park
77 Wilhelmina Avenue
Allen's Nek
1716
Postnet Suite 162
Private Bag X1
Florida Hills
1716

Tel No. : (011) 763 3050

Fax No. : (011) 760 4767

Email: office@shplaw.co.za

REF: SUM4/0016/SALOME

FNB HOME AND STRUCTURED LENDING
SOLUTIONS

1 Enterprise Road,
Fairland, 2170
PO Box 1065
Johannesburg, 2000
Tel: 087 730 1100



Date: 25 June 2026

CERTIFICATE OF BALANCE

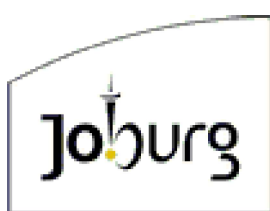
ACCOUNT NUMBER: 3-000-014-792-286

I hereby certify that the above-mentioned home loans account balance, standing to the debit **MR MDUDUZI W SIBISI** in the books of First Rand Bank Limited with registration number 1929/001225/06 at midnight on **24 June 2026**, amounts to **R1,060,427.58 (One million and sixty thousand four hundred and twenty-seven rand and fifty-eight cents)**. Interest is currently accrued at a rate of **8.00%** nominal per annum calculated daily and compounded monthly from **20 June 2026**, in accordance with Regulation 40 of the National Credit Act, No. 34 of 2005, as amended, to the date of payment.

Yours faithfully

HENDRICKS SHENAAZ

TEAM LEADER - LEGAL COLLECTIONS
FNB HOME AND STRUCTURED LENDING SOLUTIONS
COLLECTIONS – LEGAL COLLECTIONS



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

MDUDUZI WITNESS SIBISI
ISIVANA SECTION
106 ALGIERS STREET
TEMBISA
1632

Date	2026/06/04
Statement for	June 2026
Physical Address	1148 SUMMERSET EXT.19 TS
Stand No./Portion	233 SUMMERSET VILLAGE
Township	SUMMERSET EXT.19

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
65 m2	1	2023/07/01	A1	Market Value R 943,000.00	REGION A WARD 112

Invoice Number : 208000611393	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 555203689	(PIN Code:273967)
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Previous Account Balance	53,636.36
Sub Total	53,636.36
Interest on Arrears	44.92
Current Charges (Excl. VAT)	821.44
VAT @ 15%	46.50

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
51,321.45	1,161.92	1,152.99	912.86	0.00	54,549.22

Total Due	54,549.22
Due Date	2026/06/19

Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with que ries must still be paid; averages apply only to disputed services. 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 : 2026/06/04 MDUDUZI WITNESS SIBISI
Acc. No. : 555203689 - 1148 SUMMERSET EXT.19 TS , SUMMERSET EXT.19

EasyPay	>>>>> 91115 5552036898
SAPO	0146 555203689

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 555203689

>>>>> 516008800111159 55520368901

Account Number 555203689			
City Power			
Electricity	VAT No. 4710191182	Amount	Sub Total
Unbilled Electricity: Eskom supply		0.00	
VAT: 15.00%		0.00	0.00
City of Johannesburg			
Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Residential			
R 943,000.00 X R 0.0095447 / 12 (Billing Period 2026/06)		750.06	
Less rates on first R300 000.00 of market value		- 238.62	
VAT: 0 %		0.00	511.44
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse Residential (Billing Period 2026/06)		310.00	
VAT: 15.00% (Total Amount: 310.00)		46.50	356.50

Current Charges (Incl. VAT)	867.94
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Where can payments be made ?

Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).

YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How can payments be made ?

By debit order, cash, debit or credit card.

KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When can payments be made ?

Payments must reach 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.

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.

**Summerset Village Body Corporate**

Reg No: SS123/2017

Email.: jhbadmin@watchprop.co.za

Contact No.: 021 914 6660

ADDRESS

P O Box 5243

Tygervally

7536

Portfolio Manager:

Charmaine Frederick

Mduduzi Witness Sibisi

Unit 233,
Summerset Village,
Summerset Road,
Midrand,
1682

Section 233

Reference: MDU001-S233

Tel: 27873457700

Email: mduduzi.sibisi@fnb.co.za

STATEMENT

DATE

2026-06-19

Date	Source	Description	Debit	Credit	Cumulative
2026-03-01		Balance b/f	166428.91	0	166 428.91
2026-03-01	Invoice	INV10024	9515.06	0	175 943.97
2026-03-07	Journal Batch 210	Interest on arrears for period 2026-02-08 to 2026-02-28 with starting balance of 166 428.91. (24.00% p.a).	2298.03	0	178 242.00
2026-03-17	Invoice	INV10074	361.10	0	178 603.10
2026-04-01	Invoice	INV10339	3320.40	0	181 923.50
2026-04-07	Journal Batch 213	Interest on arrears for period 2026-03-08 to 2026-03-31. (24.00% p.a).	2816.40	0	184 739.90
2026-05-01	Invoice	INV10653	3880.71	0	188 620.61
2026-05-07	Journal Batch 219	Interest on arrears for period 2026-04-08 to 2026-04-30. (24.00% p.a).	2793.81	0	191 414.42
2026-06-01	Invoice	INV10968	3671.95	0	195 086.37

120+ days	90+ days	60+ days	30+ days	Current
166 428.91	12 174.19	6 136.80	6 674.52	3 671.95
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 63066078619 Branch Code: 250655 Reference: MDU001-S233 Account Holder: SUMMERSET VILLAGE Account Type: CURRENT Branch Name: CAPE TOWN				Total Due R 195 086.37



SS SUMMERSET VILLAGE 123, U:233 (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 SUMMERSET VILLAGE 123, U:233 (PRETORIA)
Reference	SEARCHWORKS
Date	22/05/2026

SCHEME INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS SUMMERSET VILLAGE
Scheme Number / Year	123/2017
Unit Number	233
Situated At	SUMMERSET EXT 19;1149;0
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	65.0000
LPI Code	TOJR05820000114900000
Street Address	-

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
SIBISI MDUDUZI WITNESS		R982 000,00	07/06/2017

OWNER INFORMATION

Owner 1 of 1

Owner Name	SIBISI MDUDUZI WITNESS
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST96476/2017
Purchase Date	07/06/2017
Registration Date	21/12/2017
Purchase Price	R982000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20180122 11:05:45

ENDORSEMENT(S)			
Document Number	Microfilm Reference Number	Institution	Value
I-1586/2026AT	-	34305/2024	R0,00
SB55162/2017	20180122 11:12:07	FIRSTRAND BANK LTD	R982 000,00
SK1102/2017S	20190326 10:33:12	-	R0,00

HISTORY INFORMATION			
Document Number	Microfilm Reference Number	Owner	Value
ST38828/2017	20180122 11:06:21	EMERGING MARKETS HOME LOANS ONE PTY LTD	R766 268,10
ST123-233/2017	20170614 12:24:55	CLIDET NO 1014 PTY LTD	R0,00

REPORT INFORMATION		
Date of Information	22/05/2026 10:34	
Print Date	22/05/2026 10:34	
Generated By	JP SPANGENBERG	
Reference	SEARCHWORKS	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

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