IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION, PRETORIA

CASE NUMBER: 2019/82858

In the matter between:

FIRSTRAND BANK LIMITED Plaintiff

And

MZONDO PELISWA Defendant
IDENTITY NUMBER: 790303 0361 081

NOTICE OF SALE IN EXECUTION - AUCTION

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of **R487,649.03** will be held at **Sheriff Halfway House - Alexandra**, against the above named Defendant, and has arranged for the immovable property to be sold by the **Sheriff of the High Court Halfway House - Alexandra, 614 James Crescent, Halfway house** on **28 October 2025** at **11:00** of the under-mentioned property on the conditions which will lie for inspection at the offices of the **Sheriff Halfway House -Alexandra** prior to the sale:

CERTAIN

A UNIT CONSISTING OF:

(A) SECTION NUMBER 74 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS632/1999 IN THE SCHEME KNOWN AS CEDAR ROC IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT VORNA VALLEY EXTENSION 76 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 72 (SEVENTY TWO) SQUARE METRES IN EXTENT;

(B) AND 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 ST66034/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER NUMBER ST66034/2012

("the immovable property")

*Which bears the physical address**:*** ***Unit 74, Cedar Roc, Elias Road, Vorna Valley, Ext 76.***

The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed:

THE PROPERTY IS ZONED: RESIDENTIAL DWELLING CONSISTING OF: MAIN DWELLING: 1 LOUNGE, 1 KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 SHOWER, 1 WC, 1 CARPORT, 1 BALCONY.

THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS"

TERMS:

1. The Purchaser shall pay Auctioneer's commission as follows:-

    1.1 6% on the first R100 000.00;
    1.2 3.5% on R100,001.00 to R400,000.00; and
    1.3 1.5% on the balance of the proceeds of the sale,

    subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT.

2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and

shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale.

3. The rules of auction are available 24 hours prior to the Auction at the offices of the **Sheriff Halfway House, 614 James Crescent, Halfway house.**

4. Registration As Buyer Is A Pre-Requisite Subject To Conditions, *Inter Alia:*

(a) Directive of the Consumer Protection Act 68 of 2008

(URL

http://www.infp.gov.za/view/DownloadFileAction?id=99961)

(b) Fica-Legislation – Proof of identity and address particulars

(c) Payment of a registration fee of R50,000.00.

(d) Registration conditions

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the **SHERIFF HALFWAY HOUSE - ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE.**

DATED AT SANDTON on this the 8TH day of September 2025

MPalm

VAN HULSTEYNS
Applicant's Attorneys
Suite 25, 3rd Floor
Katherine and West Building
Corner Katherine and West Streets
Sandown

Sandton
TEL: (011) 523-5300
FAX: 086 624 5558
E-mail:Foreclosures@vhlaw.co.za;
marcia@vhlaw.co.za
REF: M PALM/MAT20853
c/o LEE ATTORNEYS
51 Elandslaagte Street
Hazelwood
Tel: (012) 346 – 7040
Ref: L Lee

Deeds Office Property

SS CEDAR ROC, 632/1999, 74, PRETORIA

Lexis® WinDeed

This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.

SEARCH CRITERIA			
Search Date	2025/10/07 07:39	Scheme Number	632
Reference	-	Scheme Type	UNIT
Report Print Date	2025/10/07 07:40	Unit Number	74
Scheme Name	CEDAR ROC	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION			
Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS CEDAR ROC	Local Authority	CITY OF JOHANNESBURG
Scheme Number	632	Province	GAUTENG
Situated at	VORNA VALLEY EXT 76 2084,0	Extent	72.0000
Scheme Year	1999	LPI Code	T0IR09520000208400000
Unit Number	74	Registration Division	IR
Previous Description	-	Co-ordinates (Lat/Long)**	-26.008053 / 28.107389
Suburb / Town**	VORNA VALLEY		

OWNER INFORMATION (1)			
MZONDO PELISWA			Owner 1 of 1
Person Type**	PRIVATE PERSON	Document	ST66034/2012
ID Number	7903030361081	Microfilm / Scanned Date	-
Name	MZONDO PELISWA	Purchase Price (R)	499 000
Multiple Owners**	NO	Purchase Date	2012/05/29
Multiple Properties**	NO	Registration Date	2012/08/31
Share (%)	-		

ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-3578/2024AT	82858/2019	-	-
2	SB39387/2012	FIRSTRAND BANK LTD	499 000	-

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

E-mail :
JoburgConnect@joburg.org.za

PO Box 5000
Johannesburg 2000

a world class African city

COPY TAX INVOICE

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

PELISWA MZONDO
P.O BOX 2227
PARKLANDS
2121

Date	2025/02/07
Statement for	February 2025
Physical Address	18 ELIAS ROAD
Stand No./Portion	74 CEDAR ROC
Township	VORNA VALLEY EXT.76

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
72 m2		2023/07/01	A1	Market Value R 716,000.00	Region A Ward 132

Invoice Number : 10000179407
Client VAT Number :
Group :
Next Reading Date :
Deposit Paid : R 0.00

Account Number 552603382

Previous Account Balance		**2,303.63**
Less: Incoming Payment (Last Payment Made 2025/01/25)		**- 1,600.00**
Sub Total		**703.63**
Current Charges (Excl. VAT)		**547.33**
VAT @ 15%		**34.65**
Installment Plan Request	24,120.78	
Installment Due	- 961.77	**961.77**
Installment Outstanding	4,808.92	

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
0.00	0.00	703.63	1,543.75	4,808.92	7,056.30

Total Due	**2,247.38**
Due Date	**2025/02/24**

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over thirty (30) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.
We notice that payment on your account was not received in full last month. If you have since paid we thank you and request that you ignore this message. If you had not yet paid please do so urgently.
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 : 2025/02/07 PELISWA MZONDO
Acc. No. : 552603382 - 18 ELIAS ROAD , VORNA VALLEY EXT.76

EasyPay >>>>> 91115 5526033823

SAPO 0146 552603382

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 552603382

>>>>> 516008800111159 55260338204

Account Number 552603382

City of Johannesburg Property Rates **VAT No. 4760117194**	Amount	Sub Total
Category of Property: Property Rates Residential R 716,000.00 X R 0.0091250 / 12 (Billing Period 2025/02) Less rates on first R300 000.00 of market value VAT: 0 %	544.46 - 228.13 0.00	**316.33**
PIKITUP Refuse **VAT No. 4790191292**		
Refuse Residential VAT: 15.00% (Total Amount: 231.00)	231.00 34.65	**265.65**

Current Charges (Incl. VAT)	**581.98**

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 wantyour services terminated and submitted to any CoJ Municipal Regional Office.

Managed by:
Hummingbird Prop&Man Services
Tel 011 462 9395
Fax 086 524 7623

Cedar Roc Body Corporate
(Registration No SS 289/2000)
P O Box 10175
Vorna Valley, 1686
Tel 011 462 9395
Fax 086 524 7623

STATEMENT

Date	28/02/2025
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PELISWA MDLALANE
Unit 74 Cedar Roc
18 Elias Street
Vorna Valley
1686

Cedar Roc Body Corporate
(Registration No SS 289/2000)
P O Box 10175
Vorna Valley, 1686
Tel 011 462 9395
Fax 086 524 7623

Account	Date	Page
CR074	28/02/2025	1

Date	Reference	Description	Debit	Credit
01/03/2024		BROUGHT FORWARD	22,958.58	
15/03/2024	INA22314	1000000 Monthly Levy	2,225.00	
15/03/2024	INA22314	1007000 CSOS Levy	34.50	
15/03/2024	INA22314	1008000 Maintenance Reserve	204.00	
15/03/2024	INA22314	3651000 Elec: 453 Usage (125683-125230) 21.03.24	1,109.20	
31/03/2024	INT.0124	Interest Charged	258.28	
02/04/2024	02040028	Payment Thank you		4,500.00
03/04/2024	03040031	Payment Thank you		500.00
15/04/2024	INA22430	1000000 Monthly Levy	2,225.00	
15/04/2024	INA22430	1007000 CSOS Levy	34.50	
15/04/2024	INA22430	1008000 Maintenance Reserve	204.00	
15/04/2024	INA22430	3651000 Elec: 558 Usage (126241-125683) 22.04.24	1,361.20	
25/04/2024	25040028	Payment Thank you		10,000.00
30/04/2024	INT.0224	Interest Charged	132.63	
15/05/2024	INA22546	1000000 Monthly Levy	2,225.00	
15/05/2024	INA22546	1007000 CSOS Levy	34.50	
15/05/2024	INA22546	1008000 Maintenance Reserve	204.00	
15/05/2024	INA22546	3651000 Elec: 696 Usage (126937-126241) 22.05.24	1,692.40	
25/05/2024	25050016	Payment Thank you		7,000.00
27/05/2024	LEGAL	Robin Twaddle & Associates	1,604.25	
31/05/2024	INT.0324	Interest Charged	98.40	
15/06/2024	INA22662	1000000 Monthly Levy	2,225.00	
15/06/2024	INA22662	1007000 CSOS Levy	34.50	
15/06/2024	INA22662	1008000 Maintenance Reserve	204.00	
15/06/2024	INA22662	3651000 Elec: 834 Usage (127771-126937) 24.06.24	2,023.60	
26/06/2024	LEGAL	Robin Twaddle & Associates	2,910.40	
30/06/2024	INT.0424	Interest Charged	164.31	
05/07/2024	05070072	Payment Thank you		7,000.00
15/07/2024	INA22778	1000000 Monthly Levy	2,225.00	
15/07/2024	INA22778	1007000 CSOS Levy	34.50	
15/07/2024	INA22778	1008000 Maintenance Reserve	204.00	
15/07/2024	INA22778	3651000 Elec: 773 Usage (128544-127771) 24.07.24	2,116.83	

Account	Date	Page
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Date	Reference	Amount
01/03/2024		22,958.58D
15/03/2024	INA22314	2,225.00D
15/03/2024	INA22314	34.50D
15/03/2024	INA22314	204.00D
15/03/2024	INA22314	1,109.20D
31/03/2024	INT.0124	258.28D
02/04/2024	02040028	4,500.00C
03/04/2024	03040031	500.00C
15/04/2024	INA22430	2,225.00D
15/04/2024	INA22430	34.50D
15/04/2024	INA22430	204.00D
15/04/2024	INA22430	1,361.20D
25/04/2024	25040028	10,000.00C
30/04/2024	INT.0224	132.63D
15/05/2024	INA22546	2,225.00D
15/05/2024	INA22546	34.50D
15/05/2024	INA22546	204.00D
15/05/2024	INA22546	1,692.40D
25/05/2024	25050016	7,000.00C
27/05/2024	LEGAL	1,604.25D
31/05/2024	INT.0324	98.40D
15/06/2024	INA22662	2,225.00D
15/06/2024	INA22662	34.50D
15/06/2024	INA22662	204.00D
15/06/2024	INA22662	2,023.60D
26/06/2024	LEGAL	2,910.40D
30/06/2024	INT.0424	164.31D
05/07/2024	05070072	7,000.00C
15/07/2024	INA22778	2,225.00D
15/07/2024	INA22778	34.50D
15/07/2024	INA22778	204.00D
15/07/2024	INA22778	2,116.83D

120+ Days	90 Days	60 Days	30 Days	Current
4,592.28	5,556.27	5,618.78	3,177.15	4,062.72

Cedar Roc Body Corporate
Standard Bank, Midrand (1155)
Account No: 371 260 361

Total Due
23,007.20

Amount Due	23,007.20
Amount Paid:	
Comments:	

Managed by:
Hummingbird Prop&Man Services
Tel 011 462 9395
Fax 086 524 7623

STATEMENT

Date	28/02/2025
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Account	Date	Page
CR074	28/02/2025	2

Date	Reference	Description	Debit	Credit
15/07/2024	INA22778	1001000 Special Carport Levy Aug024 - Jan025	926.83	
25/07/2024	LEGAL	Robin Twaddle & Associates	1,894.75	
31/07/2024	INT.0524	Interest Charged	170.63	
14/08/2024	14080025	Payment Thank you		7,000.00
15/08/2024	INA22896	1000000 Monthly Levy	2,225.00	
15/08/2024	INA22896	1007000 CSOS Levy	34.50	
15/08/2024	INA22896	1008000 Maintenance Reserve	204.00	
15/08/2024	INA22896	3651000 Elec: 780 Usage (129324-128544) 28.08.24	2,135.80	
15/08/2024	INA22896	1001000 Special Carport Levy Aug024 - Jan025	926.83	
26/08/2024	26080020	Payment Thank you		7,000.00
31/08/2024	INT.0624	Interest Charged	98.32	
15/09/2024	INA23012	1000000 Monthly Levy	2,225.00	
15/09/2024	INA23012	1007000 CSOS Levy	34.50	
15/09/2024	INA23012	1008000 Maintenance Reserve	204.00	
15/09/2024	INA23012	3651000 Elec: 419 Usage (129743-129324) 17.09.24	1,157.49	
15/09/2024	INA23012	1001000 Special Carport Levy Aug024 - Jan025	926.83	
25/09/2024	LEGAL	Robin Twaddle & Associates	1,292.23	
30/09/2024	30090028	Payment Thank you		5,500.00
30/09/2024	INT.0724	Interest Charged	99.72	
02/10/2024	02100047	Payment Thank you		1,500.00
15/10/2024	INA23130	1000000 Monthly Levy	2,225.00	
15/10/2024	INA23130	1007000 CSOS Levy	34.50	
15/10/2024	INA23130	1008000 Maintenance Reserve	204.00	
15/10/2024	INA23130	3651000 Elec: 637 Usage (130380-129743) 17.10.24	1,748.27	
15/10/2024	INA23130	1001000 Special Carport Levy Aug024 - Jan025	926.83	
31/10/2024	INT.0824	Interest Charged	149.67	
15/11/2024	INA23247	1000000 Monthly Levy	2,225.00	
15/11/2024	INA23247	1007000 CSOS Levy	34.50	
15/11/2024	INA23247	1008000 Maintenance Reserve	204.00	
15/11/2024	INA23247	3651000 Elec: 743 Usage (131123-130380) 25.11.24	2,035.53	

Account	Date	Page
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Date	Reference	Amount
15/07/2024	INA22778	926.83D
25/07/2024	LEGAL	1,894.75D
31/07/2024	INT.0524	170.63D
14/08/2024	14080025	7,000.00C
15/08/2024	INA22896	2,225.00D
15/08/2024	INA22896	34.50D
15/08/2024	INA22896	204.00D
15/08/2024	INA22896	2,135.80D
15/08/2024	INA22896	926.83D
26/08/2024	26080020	7,000.00C
31/08/2024	INT.0624	98.32D
15/09/2024	INA23012	2,225.00D
15/09/2024	INA23012	34.50D
15/09/2024	INA23012	204.00D
15/09/2024	INA23012	1,157.49D
15/09/2024	INA23012	926.83D
25/09/2024	LEGAL	1,292.23D
30/09/2024	30090028	5,500.00C
30/09/2024	INT.0724	99.72D
02/10/2024	02100047	1,500.00C
15/10/2024	INA23130	2,225.00D
15/10/2024	INA23130	34.50D
15/10/2024	INA23130	204.00D
15/10/2024	INA23130	1,748.27D
15/10/2024	INA23130	926.83D
31/10/2024	INT.0824	149.67D
15/11/2024	INA23247	2,225.00D
15/11/2024	INA23247	34.50D
15/11/2024	INA23247	204.00D
15/11/2024	INA23247	2,035.53D

120+ Days	90 Days	60 Days	30 Days	Current
4,592.28	5,556.27	5,618.78	3,177.15	4,062.72

Cedar Roc Body Corporate
Standard Bank, Midrand (1155)
Account No: 371 260 361

Total Due
23,007.20

Amount Due	23,007.20
Amount Paid:	
Comments:	

Managed by:
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Cedar Roc Body Corporate
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STATEMENT

Date	28/02/2025
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Account	Date	Page
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Date	Reference	Description	Debit	Credit
15/11/2024	INA23247	1001000 Special Carport Levy Aug024 - Jan025	926.83	
29/11/2024	29110067	Payment Thank you		7,000.00
30/11/2024	INT.0924	Interest Charged	130.41	
15/12/2024	INA23363	1000000 Monthly Levy	2,225.00	
15/12/2024	INA23363	1007000 CSOS Levy	34.50	
15/12/2024	INA23363	1008000 Maintenance Reserve	204.00	
15/12/2024	INA23363	3651000 Elec: 743 Usage (131866-131123) 19.12.24	2,035.53	
15/12/2024	INA23363	1001000 Special Carport Levy Aug024 - Jan025	926.83	
31/12/2024	INT.1024	Interest Charged	192.92	
13/01/2025	13010007	Payment Thank you		1,000.00
13/01/2025	13010009	Payment Thank you		6,000.00
15/01/2025	INA23481	1000000 Monthly Levy	2,225.00	
15/01/2025	INA23481	1007000 CSOS Levy	34.50	
15/01/2025	INA23481	1008000 Maintenance Reserve	204.00	
15/01/2025	INA23481	3651000 Elec: 37 Usage (131903-131866) 27.01.25	122.27	
27/01/2025	LEGAL	Robin Twaddle & Associates	414.00	
31/01/2025	INT.1125	Interest Charged	177.38	
15/02/2025	INA23602	1000000 Monthly Levy	2,225.00	
15/02/2025	INA23602	1007000 CSOS Levy	34.50	
15/02/2025	INA23602	1008000 Maintenance Reserve	204.00	
15/02/2025	INA23602	3651000 Elec: 582 Usage (132485-131903) 24.02.25	1,599.22	

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Date	Reference	Amount
15/11/2024	INA23247	926.83D
29/11/2024	29110067	7,000.00C
30/11/2024	INT.0924	130.41D
15/12/2024	INA23363	2,225.00D
15/12/2024	INA23363	34.50D
15/12/2024	INA23363	204.00D
15/12/2024	INA23363	2,035.53D
15/12/2024	INA23363	926.83D
31/12/2024	INT.1024	192.92D
13/01/2025	13010007	1,000.00C
13/01/2025	13010009	6,000.00C
15/01/2025	INA23481	2,225.00D
15/01/2025	INA23481	34.50D
15/01/2025	INA23481	204.00D
15/01/2025	INA23481	122.27D
27/01/2025	LEGAL	414.00D
31/01/2025	INT.1125	177.38D
15/02/2025	INA23602	2,225.00D
15/02/2025	INA23602	34.50D
15/02/2025	INA23602	204.00D
15/02/2025	INA23602	1,599.22D

120+ Days	90 Days	60 Days	30 Days	Current
4,592.28	5,556.27	5,618.78	3,177.15	4,062.72

Cedar Roc Body Corporate
Standard Bank, Midrand (1155)
Account No: 371 260 361

Total Due
23,007.20

Amount Due	23,007.20
Amount Paid:	64,000.00
Comments:	