

AUCTION

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

CASE NR: **2024-110598**

In the matter between :

FIRSTRAND BANK LIMITED

Applicant

And

VUSA NDLOVU
ID: (7409086124084)

1st Respondent

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

2nd Respondent

SUNSET VALLEY BODY CORPORATE

3rd Respondent

NOTICE OF SALE IN EXECUTION

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuance of an order granted against the **1st Respondent** for money owing to the Applicant, obtained in the above Honourable Court, in the suit, **with a reserve price of R330 000.00** to the highest bidder, will be held by the **SHERIFF HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE** on **28 JULY 2026** at **11:00AM** of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: (a) **Section No. 38 as shown and more fully described on Sectional Plan No. SS841/1993, in the scheme known as SUNSET VALLEY in respect of the land and building or buildings situate at VORNA VALLEY EXTENSION 43 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 87 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 no. ST125263/2002**

Situated: **Door 38 SUNSET VALLEY, 75 BERGER ROAD, VORNA VALLEY EXT. 43, MIDRAND, GAUTENG**

Zoned: **RESIDENTIAL**

The property consists of UNIT WITH ENTRANCE HALL, DINING ROOM, 2 BEDROOMS, BATHROOM, SHOWER, TOILET AND GARAGE. **The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".**

1. The purchaser shall pay auctioneer's commission subject to a maximum of **R40 000.00 plus vat** and a minimum of **R3000.00 plus vat**.
2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or eft on the date of the sale. The balance of 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 Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.
3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in terms of the conditions of sale. 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 auction are available 24 hours prior to the auction at the offices of the **SHERIFF HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE**. The office of the Sheriff Halfway House - Alexandra will conduct the sale.

5. 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

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.info.gov.za/view/downloadfileaction?id=99961>)
- (b) Fica-legislation - proof of identity and address particulars
- (c) Payment of a refundable registration fee in the amount of **R50 000.00** is payable prior to the commencement of the auction in order to obtain a buyer's card.
- (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 at 614 JAMES CRESCENT, HALFWAY HOUSE.**

Dated at **PRETORIA** on the **26th MAY 2026.**

SIGNED:



G van den Burg

RWL INC.

Attorney for Applicant

Reference: **VAN DEN BURG/MAT18923/VAN DER WATT**



a world class African city

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

PO Box 5000
Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

COPY TAX INVOICE

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

VUSA NDLOVU
PO Box 5838
VORNA VALLEY EXT.43
1685

Date	2026/04/08
Statement for	April 2026
Physical Address	75 BERGER ROAD
Stand No./Portion	38 SUNSET VALLEY
Township	VORNA VALLEY EXT.43

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
87 m2	1	2023/07/01	A1	Market Value R 626,000.00	Region A Ward 132

Invoice Number : 34006752424	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 901119650	(PIN Code:986561)
--------------------------	-------------------

Previous Account Balance						73,608.07
Sub Total						73,608.07
Interest on Arrears						50.72
Current Charges (Excl. VAT)						731.99
VAT @ 15%						36.90

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 : 2026/04/08 VUSA NDLOVU
Acc. No. : 901119650 - 75 BERGER ROAD , VORNA VALLEY EXT.43

EasyPay	>>>>> 91115 9011196509
SAPO	0146 901119650

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 901119650

>>>>> 516008800111159 90111965006

Account Number 901119650			
City of Johannesburg			
Property Rates	VAT No. 4760117194	Amount	Sub Total
Category of Property: Property Rates Residential R 626,000.00 X R 0.0095447 / 12 (Billing Period 2026/04) Less rates on first R300 000.00 of market value Add Section 15 of MPRA adjustment VAT: 0 %		497.92 - 238.62 226.69 0.00	485.99
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse Residential (Billing Period 2026/04) VAT: 15.00% (Total Amount: 246,00)		246.00 36.90	282.90
Current Charges (Incl. VAT)		768.89	

V Ndlovu

Unit 38 Sunset Valley,
75 Berger Road,
Vorna Valley,
Midrand,
1686

Door No 38

Reference: NDL001-D38

Tel: 0621768669

Email: vusa.ndlovu2025@gmail.com

STATEMENT

DATE

2026-05-08

Date	Source	Description	Debit	Credit	Cumulative
2026-01-01		Balance b/f	156427.78	0	156 427.78
2026-01-15	Invoice	INV01993	2033.26	0	158 461.04
2026-01-30	Journal Batch 114	Harris Billings Attorneys - M4191	2041.25	0	160 502.29
2026-01-31	Journal Batch 116	Interest on arrears balance of R 160 502.29 as at 2026-02-14 (24.00% p.a.).	3210.05	0	163 712.34
2026-02-15	Invoice	INV02108	2155.43	0	165 867.77
2026-02-27	Journal Batch 120	Harris Billings Attorneys - M4191	948.75	0	166 816.52
2026-02-28	Journal Batch 123	Interest on arrears for period 2026-02-15 to 2026-03-14 with starting balance of R163 716.52. (24.00% p.a).	3055.60	0	169 872.12
2026-03-11	STANDARD BANK: 201144115	NDL001-D38 - "Payment - Thank you"	0	3100.00	166 772.12
2026-03-15	Invoice	INV02218	2155.43	0	168 927.55
2026-03-27	Journal Batch 126	Harris Billings Attorneys - M4191	586.50	0	169 514.05
2026-03-31	Journal Batch 127	Interest on arrears for period 2026-03-15 to 2026-04-14. (24.00% p.a).	3328.28	0	172 842.33
2026-04-10	STANDARD BANK: 201144115	NDL001-D38 - "Payment - Thank you"	0	3100.00	169 742.33
2026-04-15	Invoice	INV02326	2544.05	0	172 286.38
2026-05-04	STANDARD BANK: 201144115	NDL001-D38 - "Payment - Thank you"	0	3100.00	169 186.38

120+ days	90+ days	60+ days	30+ days	Current
154 412.34	6 159.78	6 070.21	2 544.05	0.00
BANKING DETAILS Bank Name: STANDARD BANK Account Number: 201144115 Branch Code: 051001				Total Due R 169 186.38

Reference: NDL001-D38
Account Holder: SUNSET VALLEY BODY CORPORATE
Account Type: CURRENT
Branch Name: UNIVERSAL



SS SUNSET VALLEY 841, U:38 (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 SUNSET VALLEY 841, U:38 (PRETORIA)
Reference	MAT18923
Date	02/07/2026

SCHEME INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS SUNSET VALLEY
Scheme Number / Year	841/1993
Unit Number	38
Situated At	VORNA VALLEY EXT 43 1955&1957
Registration Division	NOT AVAILABLE
Municipality	MIDRAND-RABIE RIDGE MSS
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	87.0000
LPI Code	-
Street Address	-

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
NDLOVU VUSA		R200 000,00	22/06/2002

OWNER INFORMATION

Owner 1 of 1

Owner Name	NDLOVU VUSA
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST125263/2002
Purchase Date	22/06/2002
Registration Date	10/10/2002
Purchase Price	R200000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20070808 08:02:54

ENDORSEMENT(S)			
Document Number	Microfilm Reference Number	Institution	Value
I-2006/2025AT	20250715 09:11:10	110598/2024	R0,00
I-3131/2014AT	20240210 11:49:58	534/2014	R0,00
SB71018/2007	20070808 08:02:12	FIRSTRAND BANK LTD	R572 000,00

HISTORY INFORMATION			
Document Number	Microfilm Reference Number	Owner	Value
SB20808/1998	19990101 03:08:35	STANDARD BANK	R100 000,00
SB7258/1999	20020101 16:55:10	-	R0,00
SB87511/2002	20061106 04:15:47	-	R0,00
SB154161/2006	20070808 08:02:35	-	R0,00
I-12026/2009AT	20231118 08:24:42	-	R0,00
ST77-38/1993	19930101 01:36:28	WATERFALL VILLAGE PTY LTD SGDT	R0,00
ST72162/1993	19950101 05:47:46	NOFAL IRENE PHILOMENA 116000	R116 000,00
ST13367/1998	19990101 03:08:34	HOPKINS NIGEL DEREK	R100 000,00
ST14832/1999	20020101 16:55:10	SCHWEBEL HANS WILHELM	R130 000,00

REPORT INFORMATION		
Date of Information	02/07/2026 06:00	
Print Date	02/07/2026 06:00	
Generated By	ALTA LEWIS	
Reference	MAT18923	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

The data displayed above is provided by our data suppliers and is not altered by SearchWorks. Terms of Use are applicable to this information and can be found on <https://app.searchworks.co.za/>. SearchWorks is not liable for any damages caused by this information.