

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

CASE NUMBER: 2025/051927

In the matter between :

SUMMERSET VILLAGE BODY CORPORATE
SS Number SS 123/2017

APPLICANT

And

Ms KELEBOGILE ELLEN RAMOROKA
Identity Number 850403 0867 08 2

FIRST RESPONDENT

THE CITY OF JOHANNESBURG
METROPOLITAN MUNICIPALITY

SECOND RESPONDENT

NEDBANK LTD

THIRD RESPONDENT

NOTICE OF SALE IN EXECUTION

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of execution dated **11 February 2026**, 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** on the **28 July 2026** at **11h00** or as soon as reasonably possible thereafter.

THE PROPERTY:

1. **UNIT 218**, 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 **ST33397/2021**, which is better known as **UNIT 218 SUMMERSET VILLAGE, SUMMERSET ROAD, MIDRAND, 1682**, in the City of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional title plan is 69 (SIXTY NINE) 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 **ST33397/2021**.

THE PROPERTY IS ALSO KNOWN AS: UNIT 218 SUMMERSET VILLAGE, 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 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 2 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: SUM4/0038/SALOME

**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

Kelebogile Ellen Ramoroka

Unit 218,
Summerset Village,
Summerset Road,
Midrand,
1682

Section 218

Reference: KEL001-S218

Tel: 27738130114

Email: ramorokak@gmail.com

STATEMENT

DATE

2026-06-19

Date	Source	Description	Debit	Credit	Cumulative
2026-03-01		Balance b/f	122243.31	0	122 243.31
2026-03-01	Invoice	INV10009	3277.68	0	125 520.99
2026-03-02	FIRST NATIONAL BANK: 63066078619	CAPITEC KEL001-S218 - "Payment - Thank you"	0	3278.00	122 242.99
2026-03-07	Journal Batch 210	Interest on arrears for period 2026-02-08 to 2026-02-28 with starting balance of 122 243.31. (24.00% p.a).	1687.98	0	123 930.97
2026-04-01	Invoice	INV10324	3314.79	0	127 245.76
2026-04-04	FIRST NATIONAL BANK: 63066078619	CAPITEC KEL001-S218 - "Payment - Thank you"	0	3314.79	123 930.97
2026-04-07	Journal Batch 213	Interest on arrears for period 2026-03-08 to 2026-03-31. (24.00% p.a).	1955.76	0	125 886.73
2026-04-21	Invoice	INV10388	1034.06	0	126 920.79
2026-05-01	Invoice	INV10638	3487.60	0	130 408.39
2026-05-02	FIRST NATIONAL BANK: 63066078619	CAPITEC KEL001-S218 - "Payment - Thank you"	0	3487.60	126 920.79
2026-05-07	Journal Batch 219	Interest on arrears for period 2026-04-08 to 2026-04-30. (24.00% p.a).	1910.51	0	128 831.30
2026-05-19	Invoice	INV10702	531.88	0	129 363.18
2026-06-01	Invoice	INV10953	3223.66	0	132 586.84
2026-06-08	FIRST NATIONAL BANK: 63066078619	CAPITEC KEL001-S218 - "Payment - Thank you"	0	3224.00	129 362.84

120+ days	90+ days	60+ days	30+ days	Current
108 938.92	4 965.66	6 304.61	5 929.99	3 223.66
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 63066078619 Branch Code: 250655				Total Due R 129 362.84
Reference: KEL001-S218 Account Holder: SUMMERSET VILLAGE Account Type: CURRENT Branch Name: CAPE TOWN				

120+ days	90+ days	60+ days	30+ days	Current
108 938.92	4 965.66	6 304.61	5 929.99	3 223.66
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 63066078619 Branch Code: 250655 Reference: KEL001-S218 Account Holder: SUMMERSET VILLAGE Account Type: CURRENT Branch Name: CAPE TOWN				Total Due
				R 129 362.84



SS SUMMERSET VILLAGE 123, U:218 (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:218 (PRETORIA)
Reference	SEARCHWORKS
Date	28/04/2026

SCHEME INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS SUMMERSET VILLAGE
Scheme Number / Year	123/2017
Unit Number	218
Situated At	SUMMERSET EXT 19;1149;0
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	69.0000
LPI Code	TOJR05820000114900000
Street Address	UNKNOWN

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
RAMOROKA KELEBOGILE ELLEN		R827 154,36	12/08/2016

OWNER INFORMATION

Owner 1 of 1

Owner Name	RAMOROKA KELEBOGILE ELLEN
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST33397/2021
Purchase Date	12/08/2016
Registration Date	13/05/2021
Purchase Price	R827154.36
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20210818 10:24:34

ENDORSEMENT(S)			
Document Number	Microfilm Reference Number	Institution	Value
I-816/2026AT	20260320 11:21:37	51927/2025	R0,00
SB22563/2021	20210707 08:27:37	NEDBANK LTD	R1 059 000,00
SK1102/2017S	20190326 10:33:12	-	R0,00

HISTORY INFORMATION			
Document Number	Microfilm Reference Number	Owner	Value
ST123-218/2017	20170614 11:59:19	CLIDET NO 1014 PTY LTD	R0,00
ST38814/2017	20210707 08:25:51	EMERGING MARKETS HOME LOANS ONE PTY LTD	R827 154,36

REPORT INFORMATION		
Date of Information	28/04/2026 13:57	
Print Date	28/04/2026 13:57	
Generated By	JP SPANGENBERG	
Reference	SEARCHWORKS	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

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