Docex 55 Randburg

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, JOHANNESBURG)

Case No: 2024-023039

In the matter between:

FIRSTRAND BANK LIMITED Judgment Creditor

and

MZIMELA, DUMILE SIBUSISO Judgment Debtor

NOTICE OF SALE IN EXECUTION / AUCTION

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court Halfway House on 28 October 2025 at 11H00 at Sheriff's Office 614 James Crescent, Halfway House, Midrand, Gauteng, of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale:

a unit consisting of Section No 70 as shown and more fully described on sectional plan no ss519/14 in the scheme known as Lake Xanadu in respect pf the land and building or buildings situate at erf 1145 Summerset Extension 30 Township, in the area of the city of Johannesburg Metropolitan Municipality;

Measuring 91 (NINETY ONE) square meters;

Held by the judgment debtor under Deed of Transfer ST14/56240;

Physical address: Unit 70, Block 8, Door 10, Lake Xanadu, Mimosa Road, Summerset Ext 30, Midrand, Gauteng.

THE following information is furnished, though in this regard nothing is guaranteed:

IMPROVEMENTS: Lounge, kitchen, 2 bedrooms, 1 bathroom, 2 showers, 2 w/c, 2 carports.

TERMS: The sale is with a reserve price of R600,000.00 (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be SECURED by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale.

CONDITIONS: The sale would be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at www.acts.co.za (the Act) and www.info.gov.za (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at 614 James Crescent, Halfway House, Midrand, Gauteng. All bidders are required to register and pay R50,000.00 refundable registration fee and is payable prior to the commencement of the auction.

DATED at JOHANNESBURG on 29 September 2025.

____

CHARL CILLIERS INC ATTORNEYS
Judgment Creditor's Attorneys
Suite 11, 1ST Floor, Marula
Hurlingham Office Park
59 Woodlands Avenue
Hurlingham, Sandton
Tel: 011 325 4500/6/7
Fax: 011 325 4503
general@charlcilliers.co.za
Ref: CC/bc/FF003433

Deeds Office Document

ST56240/2014, PRETORIA

Lexis® WinDeed

SearchInsure Activated

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.

SEARCH CRITERIA

Search Date	2025/09/25 10:07	Document Number	st56240/2014
Reference	-	Search Source	Deeds Office
Report Print Date	2025/09/25 10:07		
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS LAKE XANADU	Local Authority	CITY OF JOHANNESBURG
Scheme Number	519	Province	GAUTENG
Situated at	SUMMERSET EXT 30;1145;0	Extent	91.0000
Scheme Year	2014	LPI Code	T0JR05820000114500000, T0JR05820000114600000
Unit Number	70	Registration Division	JR
Previous Description	-		

OWNER INFORMATION (1)

MZIMELA DUMILE SIBUSISO — Owner 1 of 1

Person Type	PRIVATE PERSON	Document	ST56240/2014
ID Number	8510085293082	Microfilm / Scanned Date	-
Name	MZIMELA DUMILE SIBUSISO	Purchase Price (R)	880 000
Multiple Owners	NO	Purchase Date	2013/11/13
Multiple Properties	NO	Registration Date	2014/08/06
Share (%)	-		

ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-2507/2025AT	23039/2024	-	-
2	I-5169/2015LG	-	-	-

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a world class African city

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

E-mail :
JoburgConnect@joburg.org.za

PO Box 5000
Johannesburg 2000

COPY TAX INVOICE

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

DUMILE SIBUSISO and other(s) MZIMELA
2 WAGNER LANE
SAGEWOOD EXT.18
1684

Date	2025/06/05
Statement for	June 2025
Physical Address	21 MIMOSA ROAD
Stand No./Portion	70 LAKE XANADU
Township	SUMMERSET EXT.30

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
91 m2		2023/07/01	A1	Market Value R 1,092,000.00	REGION A WARD 112

Invoice Number : 76006331285
Client VAT Number :
Group :
Next Reading Date :
Deposit Paid : R 0.00

Account Number 553274927 (PIN Code:293897)

Previous Account Balance	91,320.91
Sub Total	91,320.91
Interest on Arrears	54.89
Current Charges (Excl. VAT)	909.25
VAT @ 15%	46.05

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
88,508.96	1,567.14	1,244.81	1,010.19	0.00	92,331.10

Total Due	92,331.10
Due Date	2025/06/20

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) days. Paying your mu nicipal account in full and or enter into payment arrangement will avoid services being cut off.
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 : 2025/06/05 DUMILE SIBUSISO and other(s) MZIMELA
Acc. No. : 553274927 - 21 MIMOSA ROAD , SUMMERSET EXT.30

EasyPay >>>>> 91115 5532749271

SAPO 0146 553274927

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 553274927

>>>>> 516008800111159 55327492704

Account Number 553274927

		Amount	Sub Total
City Power Electricity	**VAT No. 4710191182**		
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	**0.00**
City of Johannesburg Property Rates	**VAT No. 4760117194**		
Category of Property: Property Rates Residential R 1,092,000.00 X R 0.0091250 / 12 (Billing Period 2025/06) Less rates on first R300 000.00 of market value VAT: 0 %		830.38 - 228.13 0.00	**602.25**
PIKITUP Refuse	**VAT No. 4790191292**		
Refuse Residential VAT: 15.00% (Total Amount: 307.00)		307.00 46.05	**353.05**
Current Charges (Incl. VAT)			**955.30**

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.

Lake Xanadu Body Corporate
P O Box 69994
Bryanston
2021
Sectional Sch.No: 00519/2014
Tel: 011 463 9170
Fax: 011 463 9175

Lake Xanadu
Body Corporate

1st Floor, Building 5
Parc Nicol Office Park
3001 William Nicol Drive
Bryanston
2191

STATEMENT

C8-10 - (SEC 70) D S Mzimela
Lake Xanadu Estate
Cnr Mimosa & Dog Plum Roads
Summerset Ext 34
Midrand
1682

Date	31/07/25
Page	1
Account Number	LX -MZI001

Date	Reference	Description	Debit	Credit	Balance
01/03/25		BROUGHT FORWARD	75,090.08		75,090.08
01/03/25	IN136777	Invoice - LX - MZI001	1,688.35		76,778.43
31/03/25	INT.0125	Interest Charged	1,501.80		78,280.23
01/04/25	IN137005	Invoice - LX - MZI001	1,688.35		79,968.58
30/04/25	INT.0225	Interest Charged	1,565.60		81,534.18
01/05/25	IN137234	Invoice - LX - MZI001	1,688.35		83,222.53
31/05/25	INT.0325	Interest Charged	1,630.68		84,853.21
01/06/25	IN137464	Invoice - LX - MZI001	1,688.35		86,541.56
30/06/25	INT.0425	Interest Charged	1,697.06		88,238.62
01/07/25	IN137694	Invoice - LX - MZI001	1,696.15		89,934.77

Banking Details as Follows: **Lake Xanadu Body Corporate**
Standard Bank
Fourways Crossing (009953)
Account Number 201 361 922

When making payments please quote : LX - **MZI001**
Please note all levies are payable by the 7th of each month.
Interest will be charged on all overdue accounts at 2 % per month.

Managed by:

120+ Days	90 Days	60 Days	30 Days	Current
78,280.23	3,253.95	3,319.03	3,385.41	1,696.15
				Total Due 89,934.77

Amount Due	89,934.77
Amount Paid:	
Comments:	

CONTACT DETAILS CHANGED?

Please note that it remains your responsibility to ensure that we have your updated contact details

Current phone number: 713828999
Current e-mail address: dsmzimela@gmail.com
Current Cell Phone:

New phone number: ____________________
New e-mail address: ____________________
New Cell Phone: ____________________

Fax updated details to 0866166780

Lake Xanadu Body Corporate

P O Box 69994
Bryanston
2021
Sectional Sch.No: 00519/2014
Tel: 011 463 9170
Fax: 011 463 9175

Lake Xanadu

Body Corporate

1st Floor, Building 5
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Current e-mail address: dsmzimela@gmail.com
Current Cell Phone:

New phone number: ____________
New e-mail address: ____________
New Cell Phone: ____________

Fax updated details to 0866166780