

REF: MAT456583

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

CASE NUMBER: 2024-091033

In the matter between:

NEDBANK LIMITED

Judgment Creditor

And

RANNGWANENI MURENDENI RAMPFUMEDZI

Judgment Debtor

NOTICE OF SALE IN EXECUTION / AUCTION

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Johannesburg) in the abovementioned suit, the Property shall be sold by the Sheriff HALFWAY HOUSE - ALEXANDRA to the highest bidder without reserve and will be held at 614 JAMES CRESCENT, HALFWAY HOUSE on JULY 28, 2026 at 11H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 614 JAMES CRESCENT, HALFWAY HOUSE, prior to the sale.

A UNIT CONSISTING OF:

- (a) SECTION NO. 48 as shown and more fully described on Sectional Plan No. SS1114/2007 in the scheme known as VILLA D'ALEGRIA in respect of the land and building or buildings situate at GRAND CENTRAL EXTENSION 13 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG , of which section the floor area, according to the said sectional plan, is 91 (NINETY ONE) square metres in extent;

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 under Deed of Transfer No. ST94919/2016

situated at UNIT 48 VILLA D'ALEGRIA, 25 BOARDWALK STREET, GRAND CENTRAL EXTENSION 13, MIDRAND

Situated in the Magisterial District of HALFWAY HOUSE - ALEXANDRA.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

MAIN BUILDING:	KITCHEN, LOUNGE, 3 BEDROOMS, 2 BATHROOMS.
OUTSIDE BUILDINGS:	NONE
SUNDRIES:	NONE.

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

The sale will be augmented with a timed online sale commencing of 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 bid 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.

DATED at BOKSBURG on 27 MAY 2026

HAMMOND POLE MAJOLA INC.
Attorneys of Judgment Creditor
C/O VERMAAK & PARTNERS INC
3RD FLOOR 54 ON BATH
54 BATH AVENUE
ROSEBANK
Ref: MAT456583\VM\AP
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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. : JOHANNESBURG WATER - 4270191077

VAT NO. : PIKITUP - 4790191292
VAT NO. : CITY POWER - 4710191182

Ramgwaneni Rampfumedzi
25 Broadwalk Str
GRAND CENTRAL
1686

Date	2026/05/07
Statement for	May 2026
Physical Address	25 BROADWALK STREET
Stand No./Portion	48 VILLA D'ALEGRIA
Township	GRAND CENTRAL EXT.13

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
91 m2	1	2023/07/01	A1	Market Value R 961,000.00	REGION A WARD 110

Invoice Number : 142006351810
Client VAT Number :
Group :
Next Reading Date :
Deposit Paid : R 0.00

Account Number 554543900 (PIN Code:283290)

Previous Account Balance

Sub Total

Interest on Arrears

Current Charges (Excl. VAT)

VAT @ 15%

46,619.39
46,619.39
47.02
835.76
46.50

Total Due

47,548.67

Due Date

2026/05/22

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
44,276.24	1,166.15	1,177.00	929.28	0.00	47,548.67

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 : 2026/05/07 Ramgwaneni Rampfumedzi
Acc. No. : 554543900 - 25 BROADWALK STREET , GRAND CENTRAL EXT.13

EasyPay >>>> 91115 5545439001

SAPO 0146 554543900

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 554543900

>>>> 516008800111159 55454390009

Account Number 554543900

City of Johannesburg

Property Rates

VAT No. 4760117194

Amount

Sub Total

Category of Property: Property Rates Residential

R 961,000.00 X R 0.0095447 / 12 (Billing Period 2026/05)

Less rates on first R300 000.00 of market value

VAT: 0 %

764.38

- 238.62

0.00

525.76

PIKITUP

Refuse

VAT No. 4790191292

Refuse Residential (Billing Period 2026/05)

VAT: 15.00% (Total Amount: 310.00)

310.00

46.50

356.50

Current Charges (Incl. VAT)

882.26

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.

LEVY STATEMENT

Unit Owner Details

Name: RM RAMPFUMEDZI
Address: UNIT 48, DOOR 24
 VILLA D' ALEGRIA
 GRAND CENTRAL
 MIDRAND
 1685

Account Details

Attention: RM RAMPFUMEDZI
Account Number: 48
Page No: 1
Date: 15/05/26
Your Fax No:
Your Mobile No: 0711346418

Please Note : The above mobile number may be used for important Body Corporate SMS notification

DATE	REF	DESCRIPTION	DEBIT	CREDIT	BALANCE
01/03/26		BROUGHT FORWARD	98,046.71		98,046.71
01/03/26	LEV048	MONTHLY LEVY RAISED	1,831.80		99,878.51
01/03/26	SPL048	RESERVE FUND CONTRIBUTION	151.74		100,030.25
01/03/26	SEW048	SEWERAGE RECOVERY	802.39		100,832.64
01/03/26	CS048	CSOS LEVY RAISED	40.00		100,872.64
01/03/26	JNL063	INTEREST ON ARREARS	735.35		101,607.99
01/04/26	LEV048	MONTHLY LEVY RAISED	1,831.80		103,439.79
01/04/26	SPL048	RESERVE FUND CONTRIBUTION	151.74		103,591.53
01/04/26	SEW048	SEWERAGE RECOVERY	802.39		104,393.92
01/04/26	CS048	CSOS LEVY RAISED	40.00		104,433.92
01/04/26	JNL048	INTEREST ON ARREARS	762.06		105,195.98
01/05/26	LEV048	MONTHLY LEVY RAISED	1,831.80		107,027.78
01/05/26	SPL048	RESERVE FUND CONTRIBUTION	151.74		107,179.52
01/05/26	SEW048	SEWERAGE RECOVERY	802.39		107,981.91
01/05/26	CS048	CSOS LEVY RAISED	40.00		108,021.91
01/05/26	JNL071	INTEREST ON ARREARS	788.97		108,810.88

**THIS STATEMENT REFLECTS ALL PAYMENTS
 RECEIVED UNTIL
 12 MAY 2026**

TOTAL BALANCE OUTSTANDING:

108,810.88

BODY CORPORATE BANK: STANDARD BANK
BRANCH NO: 1155
ACCOUNT NO: 08 306 579 2
YOUR DEPOSIT REFERENCE: VDA - 48

CURRENT: 3,614.90
30 DAYS: 3,587.99
60 DAYS: 3,561.28
90 DAYS: 3,534.77

**PLEASE TAKE NOTE THAT THE BODY CORPORATE REQUIRES THE TOTAL BALANCE TO BE SETTLED BY
 NO LATER THAN THE 7th DAY OF EACH MONTH**

**To avoid interest or late penalties on overdue accounts, please contact our portfolio manager in advance to
 make arrangements for payment after the 7th.**

TRUSTEE INFORMATION:

CHAIRPERSON: Thapelo Magolego
E-MAIL ADDRESS:

TRUSTEES: L Mallane, B Makumbe, Lebo
 N Skhakhane, S Mkhize, Hlengiwe

**THE BODY CORPORATE ACCOUNT IS ADMINISTERED
 BY 2ND STOREY PROPERTY MANAGEMENT SERVICES**

Contact : lambren@2ndstorey.co.za

Telephone: (011) 679 4070

Please direct any queries to your Portfolio Manager

Deeds Office Property

SS VILLA D'ALEGRIA, 1114/2007, 48, 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	2026/05/13 10:06	Scheme Number	1114
Reference	MAT456583	Scheme Type	UNIT
Report Print Date	2026/05/13 10:06	Unit Number	48
Scheme Name	SS VILLA D'ALEGRIA	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS VILLA D'ALEGRIA	Local Authority	CITY OF JOHANNESBURG
Scheme Number	1114	Province	GAUTENG
Situated at	GRAND CENTRAL EXT 13;33;0	Extent	91.0000
Scheme Year	2007	LPI Code	T0IR07640000003300000
Unit Number	48	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.997857 / 28.133216
Suburb / Town**	GRAND CENTRAL EXTS		

OWNER INFORMATION (1)

RAMPFUMEDZI RANNGWANENI MURENDENI		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST94919/2016
ID Number		Microfilm / Scanned Date	-
Name	RAMPFUMEDZI RANNGWANENI MURENDENI	Purchase Price (R)	880 000
Multiple Owners**	NO	Purchase Date	2016/08/16
Multiple Properties**	NO	Registration Date	2016/11/04
Share (%)	-		

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ENDORSEMENTS (2)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-1793/2025AT	91033/2024	-	-
2	SB48043/2016	NEDBANK LTD	880 000	-

HISTORIC DOCUMENTS (4)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	SB42904/2008	-	-	-
2	ST1114-48/2007	T M M DEVELOPMENT CC	CRST	-
3	ST41038/2008	DUMA MICHAEL JABULANI	690 000	-
4	ST35788/2010	LETSOALO MOKITI ZACHARIAH	460 000	-

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