

REF: MAT456981

IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, PRETORIA

CASE NUMBER: 2024-001726

In the matter between:

**FIRSTRAND BANK LIMITED**

Judgment Creditor

And

**BUSISIWE MPHAKE**

Judgment Debtor

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**NOTICE OF SALE IN EXECUTION/ AUCTION**

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IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff HALFWAY HOUSE - ALEXANDRA to the highest bidder **SUBJECT TO A RESERVE PRICE OF R650 000.00** and will be held at 614 JAMES CRESCENT, HALFWAY HOUSE on 24 FEBRUARY 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.157 as shown and more fully described on Sectional Plan No. SS802/2013 in the scheme known as ROSA ROYALE in respect of the land and building or buildings situate at ERF 1151 SUMMERSET EXTENSION 16 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 81 (EIGHTY 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. ST24385/2018

situated at UNIT 157 (BLOCK 7, DOOR 11) ROSA ROYALE I, 17 OLEA ROAD, SUMMERSET EXT 16, 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:	LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 SHOWER, 1 WC.
OUTSIDE BUILDINGS:	1 CARPORT, COVERED BALCONY.
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 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](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand.

DATED at PRETORIA on 7 DECEMBER 2025

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HAMMOND POLE MAJOLA INC.  
Attorneys of Judgment Creditor  
c/o NVG Attorneys  
Menlo Law Chambers  
No. 49 11<sup>th</sup> Street  
Menlo Park  
Pretoria  
Ref: MAT45698/AFIAP  
Tel: (011) 874-1800



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	2026/01/16 07:58	Scheme Number	802
Reference	-	Scheme Type	UNIT
Report Print Date	2026/01/16 07:58	Unit Number	157
Scheme Name	ROSA ROYALE I	Search Source	Deeds Office
Deeds Office	Pretoria		

## PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS ROSA ROYALE I	Local Authority	CITY OF JOHANNESBURG
Scheme Number	802	Province	GAUTENG
Situated at	SUMMERSET EXT 16 1151,0	Extent	81.0000
Scheme Year	2013	LPI Code	TOJR05820000115100000
Unit Number	157	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	-		

## OWNER INFORMATION (1)

MPHAKE BUSISIWE			Owner 1 of 1
Person Type**	PRIVATE PERSON	Document	ST24385/2018
ID Number		Microfilm / Scanned Date	-
Name	MPHAKE BUSISIWE	Purchase Price (R)	850 000
Multiple Owners**	NO	Purchase Date	2018/01/18
Multiple Properties**	NO	Registration Date	2018/04/11
Share (%)	-		

### DISCLAIMER

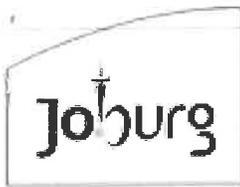
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**ENDORSEMENTS (2)**

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-3788/2025AT	1726/2024	-	-
2	SB12703/2018	FIRSTRAND BANK LTD	850 000	-

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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

Busisiwe Mphake  
157 Rosa Royale I, 17 Olea Rd  
SUMMERSET  
1684

Date	2024/09/05
Statement for	September 2024
Physical Address	17 OLEA ROAD
Stand No./Portion	157 ROSA ROYALE I
Township	SUMMERSET EXT.16

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
81 m2		2023/07/01	A1	Market Value R 932,000.00	REGION A WARD 112

Invoice Number	: 52006191087	Group :	Next Reading Date	:
Client VAT Number	:		Deposit Paid	: R 0.00

Account Number 555250431	(PIN Code:273779)
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Previous Account Balance	29,597.44
Sub Total	29,597.44
Interest on Arrears	48.64
Current Charges (Excl. VAT)	771.58
VAT @ 15%	43.65

Total Due	30,461.31
Due Date	2024/09/20

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
27,397.83	1,108.01	1,091.60	863.87	0.00	30,461.31

**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 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 : 2024/09/05 Busisiwe Mphake  
Acc. No. : 555250431 - 17 OLEA ROAD , SUMMERSET EXT.16

EasyPay >>>> 91115 5552504317

SAPO 0146 555250431

**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 555250431

>>>> 516008800111159 55525043108

<b>Account Number 555250431</b>			
<b>City Power</b>	<b>VAT No. 4710191182</b>	<b>Amount</b>	<b>Sub Total</b>
Electricity			
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	<b>0.00</b>
<b>City of Johannesburg</b>	<b>VAT No. 4760117194</b>		
Property Rates			
<b>Category of Property: Property Rates Residential</b> R 932,000.00 X R 0.0091250 / 12 ( Billing Period 2024/09 ) Less rates on first R300 000.00 of market value VAT: 0 %		708.71 - 228.13 0.00	<b>480.58</b>
<b>PIKITUP</b>	<b>VAT No. 4790191292</b>		
Refuse			
Refuse Residential VAT: 15.00% ( Total Amount: 291.00 )		291.00 43.65	<b>334.65</b>
<b>Current Charges (Incl. VAT)</b>			<b>815.23</b>

**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.

**Busisiwe Mphake**

Unit B7-11 Rosa Royale 1,  
17 Olea Road,  
Witpoort,  
Halway House,  
Midrand,  
1684

Door No 20711

Reference: BUS001-D20711

Tel: 27635524058

Email: busi.mphake@gmail.com

# STATEMENT

DATE

2026-01-29

Date	Source	Description	Debit	Credit	Cumulative
2025-10-01		Balance b/f	24168.12	0	24 168.12
2025-10-01	Invoice	<u>INV00097</u>	1385.89	0	25 554.01
2025-10-01	Journal Batch 35	Pioneer Levy Collection Oct 2025	0	1387.97	24 166.04
2025-11-01	Journal Batch 31	Interest on arrears for period 2025-09-01 to 2025-09-30 with starting balance of 24168.12. (24.00% p.a).	476.70	0	24 642.74
2025-11-01	Invoice	<u>INV00324</u>	1384.97	0	26 027.71
2025-11-07	Journal Batch 38	Pioneer Levy Collection Nov 2025	0	1385.89	24 641.82
2025-12-01	Journal Batch 36	Interest on arrears for period 2025-10-01 to 2025-10-31 with starting balance of 24166.04. (24.00% p.a).	492.59	0	25 134.41
2025-12-01	Invoice	<u>INV00543</u>	1384.97	0	26 519.38
2025-12-01	Journal Batch 41	Pioneer Levy Collection Dec 2025	0	1376.66	25 142.72
2025-12-09	Invoice	<u>INV00681</u>	24.15	0	25 166.87
2025-12-17	Invoice	<u>INV01076</u>	24.15	0	25 191.02
2025-12-30	Invoice	<u>INV01171</u>	24.15	0	25 215.17
2026-01-01	Journal Batch 39	Interest on arrears for period 2025-11-08 to 2025-11-30 with starting balance of 24641.82. (24.00% p.a).	372.60	0	25 587.77
2026-01-01	Invoice	<u>INV00885</u>	1384.97	0	26 972.74

120+ days	90+ days	60+ days	30+ days	Current
20 017.60	1 385.89	1 861.67	1 950.01	1 950.77

**BANKING DETAILS**

Bank Name: FIRST NATIONAL BANK  
Account Number: 63172892771  
Branch Code: 250655

Reference: BUS001-D20711  
Account Holder: ROSA ROYALE 1  
Account Type: CURRENT  
Branch Name: UNIVERSAL

**Total Due**

**R 27 165.94**

2026-01-08	Invoice	<u>INV01209</u>	24.15	0	26 996.89
2026-01-13	Invoice	<u>INV01339</u>	24.15	0	27 021.04
2026-01-15	Invoice	<u>INV01407</u>	24.15	0	27 045.19
2026-01-16	Invoice	<u>INV01442</u>	24.15	0	27 069.34
2026-01-20	Invoice	<u>INV01463</u>	24.15	0	27 093.49
2026-01-22	Invoice	<u>INV01525</u>	24.15	0	27 117.64
2026-01-27	Invoice	<u>INV01771</u>	24.15	0	27 141.79
2026-01-29	Invoice	<u>INV01809</u>	24.15	0	27 165.94

120+ days	90+ days	60+ days	30+ days	Current	
20 017.60	1 385.89	1 861.67	1 950.01		1 950.77
<b>BANKING DETAILS</b>					<b>Total Due</b>
Bank Name: FIRST NATIONAL BANK		Reference: BUS001-D20711			<b>R 27 165.94</b>
Account Number: 63172892771		Account Holder: ROSA ROYALE 1			
Branch Code: 250655		Account Type: CURRENT			
		Branch Name: UNIVERSAL			