

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

CASE NUMBER: 2024-082152

In the matter between:

ABSA BANK LIMITED

FIRST PLAINTIFF

**ABSA HOME LOANS GUARANTEE
COMPANY (RF) PTY LTD**

SECOND PLAINTIFF

and

DEBBY HAZEL VAN WYK N.O.

DEFENDANT

In her capacity as duly appointed executrix in terms of section 13 and 14 of the Administration Estates Act, 66 of 1965 (as amended) in the deceased estate of MUGOVE DZIMATI
(ID Number 800613 1021 18 9)
(Estate number: 008611/2023)

NOTICE OF SALE IN EXECUTION (AUCTION)

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on **03 MARCH 2025** and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of **HALFWAY HOUSE - ALEXANDRA** on **30 JUNE 2026** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE**, to the highest bidder, subject to a reserve price of R820 000.00:

CERTAIN: SECTION NO. 157 as shown and more fully described on

Sectional Plan no. SS123/2017 in the scheme known as SUMMERSET VILLAGE in respect of the land and building or buildings situate at SUMMERSET EXTENSION 19 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 69 (sixty nine) 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, and subject to such conditions as set out in Deed of Transfer ST88100/2021 and more especially subject to the conditions imposed in favour of Summerset Place NPC registration number 2013/100937/08,

and

an exclusive use area described as GARDEN G157 measuring 124 (one hundred and twenty four) square metres being as such part of the common property, comprising the land and the scheme known as SUMMERSET VILLAGE in respect of the land and building or buildings situate at SUMMERSET EXTENSION 19 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG as shown and more fully described on Sectional Plan No. SS123/2017, Held by Notarial Deed of Cession No. SK8716/2021S; and subject to such conditions as set out in the aforesaid Notarial Deed of Cession and more especially subject to the conditions imposed in favour of Summerset Place NPC registration number 2013/100937/08,

- HELD:** Under Deed of Transfer ST88100/2021;
- SITUATED AT:** UNIT NO. 157 SUMMERSET VILLAGE, SUMMERSET ROAD, MIDRAND, JOHANNESBURG.
- ZONING:** SPECIAL RESIDENTIAL (NOTHING GUARANTEED);
- IMPROVEMENTS:**

The following information is furnished but not guaranteed:

The property situated at UNIT NO. 157 SUMMERSET VILLAGE, SUMMERSET ROAD, MIDRAND, JOHANNESBURG consists of: Lounge, Kitchen, 3 x Bedrooms, 2 x Bathrooms, 1 x Shower and 2 x Toilets (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

Possession of the property may be taken once the purchaser has complied with the Conditions of Sale, including payment of the deposit and furnishing of the required guarantee. The purchaser shall be liable for occupational rental calculated at 1% of the purchase price per month, from the date of possession.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11:00. 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.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA, 3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN, SANDTON.

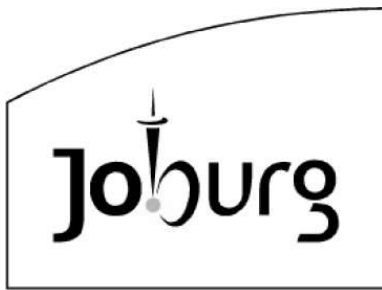
The SHERIFF HALFWAY HOUSE - ALEXANDRA will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008.
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)**
- B) FICA - legislation i.r.o. proof of identity and address particulars.**
- C) Payment of a Registration Fee of R50 000.00 that must reflect in the Sheriff's account prior to the commencement of the sale.**
- D) Registration conditions of the Consumer Protection Act 68 of 2008.**

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA, 3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN, SANDTON, during normal office hours Monday to Friday, Tel: 087 330 1074, or at the offices of the attorneys acting for the Execution Creditors/Plaintiffs: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/JA/MAT49222).

SIGNED at JOHANNESBURG on this the 8th day of MAY 2026.

SMIT SEWGOOLAM INC.
12 AVONWOLD ROAD
CNR JAN SMUTS AVENUE
PRIVATE BAG 836
SAXONWOLD
JOHANNESBURG
TEL: 011 646 0006
JOHANNESBURG
REF: JE/JA/MAT49222



a world class African city

Computer generated

COPY OF TAX INVOICE

DZIMATI MUGOVE D
1148 SUMMERSET EXT.19 TS
SUMMERSET EXT.19
1687

You can contact us in the following ways

- Phone: Tel: 0860 56 28 74 Fax: (011) 358-3408/9
- Correspondence: P O BOX 5000 JOHANNESBURG 2000
- E-mail: joburgconnect@joburg.org.za

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

Date	2026/04/08
Statement for	April 2026
Physical Address	1148 SUMMERSET EXT.19 TS
Stand No./Portion	157 SUMMERSET VILLAGE
Township	SUMMERSET EXT.19

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
69 m2	1	2023/07/01	A1	Market Value R 966,000.00	REGION A WARD 112

Invoice Number: 166006122077

Next Reading Date: 2026/04/30

Client VAT Number:

Deposit: R 0.00

Account Number: 557374915

PIN CODE: xxxxxx

Previous Account Balance

30,425.02

Sub Total

30,425.02

Interest on Arrears

53.02

Current Charges (Excl. VAT)

839.73

VAT @ 15%

46.50

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
28,089.02	1,168.75	1,167.25	939.25	0.00	31,364.27	Due Date	31,364.27
							2026/04/30

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



EasyPay 91115 5573749156



Postal Office 0146 557374915



516008800111159 55737491506

Date: 2026/04/08

DZIMATI MUGOVE D

Acc. No.: 557374915

1148 SUMMERSET EXT.19 TS



Standard Bank City of Johannesburg Banking details:

Internet banking - Use the banks pre-loaded Company details
SBSA branch deposits - CIN no AA45 to be used in place of bank acc. nr.
Client Account No/Deposit Reference 557374915

Total Due	31,364.27
Due Date	2026/04/30



Account Number: 557374915

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 966,000.00 X R 0.0095447 / 12 (Billing Period 2026/04) Less rates on first R300 000.00 of market value VAT: 0 %		768.35 - 238.62 0.00	529.73

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	0.00

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential (Billing Period 2026/04) VAT: 15.00%		310.00 46.50	356.50

Current Charges (Including VAT)

886.23

Where can a payment be made?

Any CoJ Office; any Post Office; any EasyPay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How to make a payment

By debit order, cash or debit card.

KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When to make a payment

Payments must reach the 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 services?

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.

**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

Mugove Dzimati

Unit 157,
Summerset Village,
Summerset Road,
Midrand,
1682

Section 157

Reference: MUG001-S157

Tel: 27845385209

Email: malcolmdzimati@gmail.com

STATEMENT

DATE

2026-04-25

Date	Source	Description	Debit	Credit	Cumulative
2026-03-01		Balance b/f	0	53,21	-53,21
2026-03-01	Invoice	<u>INV09938</u>	3632,08	0	3 578,87
2026-03-07	Journal Batch 210	Interest on arrears for period 2026-02-08 to 2026-02-28 with starting balance of 4 246.79. (24.00% p.a).	11,16	0	3 590,03
2026-03-17	FIRST NATIONAL BANK: 63066078619	MUG001-S157 MUG001-S157 0000 - "Payment - Thank you"	0	3500,00	90,03
2026-03-28	FIRST NATIONAL BANK: 63066078619	MUG001-S157 - "Payment - Thank you"	0	3350,00	-3 259,97
2026-04-01	Invoice	<u>INV10253</u>	3343,15	0	83,18

120+ days	90+ days	60+ days	30+ days	Current
0.00	0.00	0.00	0.00	83.18
BANKING DETAILS				Total Due
Bank Name: FIRST NATIONAL BANK Account Number: 63066078619 Branch Code: 250655				R 83.18
Reference: MUG001-S157 Account Holder: SUMMERSET VILLAGE Account Type: CURRENT Branch Name: CAPE TOWN				



SS SUMMERSET VILLAGE 123, U:157 (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:157 (PRETORIA)
Reference	JMO
Date	23/02/2026

SCHEME INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS SUMMERSET VILLAGE
Scheme Number / Year	123/2017
Unit Number	157
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
DZIMATI MUGOVE		R1 099 000,00	30/08/2021

OWNER INFORMATION

Owner 1 of 1

Owner Name	DZIMATI MUGOVE
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST88100/2021
Purchase Date	30/08/2021
Registration Date	06/12/2021
Purchase Price	R1099000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20220111 09:59:25

ENDORSEMENT(S)			
Document Number	Microfilm Reference Number	Institution	Value
I-2257/2025AT	20250731 14:03:27	82152/2024	R0,00
SB61327/2021	20220111 09:42:14	ABSA HOME LOANS GUARANTEE CO (RF) PTY LTD	R949 000,00
SK1102/2017S	20190326 10:33:12	-	R0,00

HISTORY INFORMATION			
Document Number	Microfilm Reference Number	Owner	Value
ST123-157/2017	20170614 10:49:02	CLIDET NO 1014 PTY LTD	R0,00
ST38790/2017	20220111 09:42:56	EMERGING MARKETS HOME LOANS ONE PTY LTD	R827 154,36

REPORT INFORMATION		
Date of Information	23/02/2026 12:48	
Print Date	23/02/2026 12:48	
Generated By	JOHNATHAN ATTERBURY	
Reference	JMO	
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.