

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

**CASE NO: 009596/2023**

**In the matter between:**

**BODY CORPORATE OF SUNSET CLOSE**

**APPLICANT**

**and**

**MPHO PAMELA LESEKA**

**1<sup>ST</sup> RESPONDENT**

**ABSA HOME LOANS GUARANTEE**

**2<sup>ND</sup> RESPONDENT**

**CITY OF JOHANNESBURG MUNICIPALITY**

**3<sup>RD</sup> RESPONDENT**

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**NOTICE OF SALE**

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The immovable property (hereinafter referred to as the “*property*”) which will be put up for auction on the **31<sup>ST</sup>** day of **MARCH 2026** at **Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House** at **11h00**, consists of:

1) The Property, more fully described as:

“Unit No 66 as shown and more fully described on the Sectional Plan No. SS 122/1998, in the scheme known as SS SUNSET CLOSE in respect of the land and building or buildings situated at VORNA VALLEY EXT 59 , 2014&201 of which section the floor area, according to the said Section Plan, is 70 (SEVENTY) square meters 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 by deed of transfer ST35026/2001.”

Also known as **UNIT 66 SUNSET CLOSE BODY CORPORATE, BERGER STREET, VORNA VALLEY, 1686** is declared executable.

MEASURING 70 (Seventy) Square metres

HELD BY ST35026/2001.

ZONED: RESIDENTIAL

Main building comprising of: **A HOUSE/HOME.**

- 2) 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](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand.

**The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold “voetstoots”**

- 3) The sale will be augmented subject to conditions of which will lie for inspection at the offices of Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House, the prior to the sale.
- 4) The purchaser shall be required to make a payment of the registration fee (refundable) of R50 000 prior to participating in the sale.
- 5) The property shall be sold by the Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House to the highest bidder WITH A RESERVE PRICE OF R363 513.65.

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**JUKES AND ASSOCIATES**

Applicant's Attorneys

83 3<sup>RD</sup> Street

Northmead

Benoni

Tel : 010 235 0071

E-mail : [christopher@jmattorney.co.za](mailto:christopher@jmattorney.co.za)

[vinoliah@jmattorney.co.za](mailto:vinoliah@jmattorney.co.za)

**REF: C Jukes/MP/SM9**



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	2026/02/25 13:40	Scheme Number	122
Reference	-	Scheme Type	UNIT
Report Print Date	2026/02/25 13:40	Unit Number	66
Scheme Name	SUNSET CLOSE	Search Source	Deeds Office
Deeds Office	Pretoria		

## PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS SUNSET CLOSE	Local Authority	MIDRAND-RABIE RIDGE MSS
Scheme Number	122	Province	GAUTENG
Situated at	VORNA VALLEY EXT 59 , 2014&201	Extent	70.0000
Scheme Year	1998	LPI Code	TOIR09520000201400000, TOIR09520000201500000
Unit Number	66	Registration Division	IR
Previous Description	-	Co-ordinates (Lat/Long)**	-26.007554 / 28.10769
Suburb / Town**	VORNA VALLEY		

## OWNER INFORMATION (1)

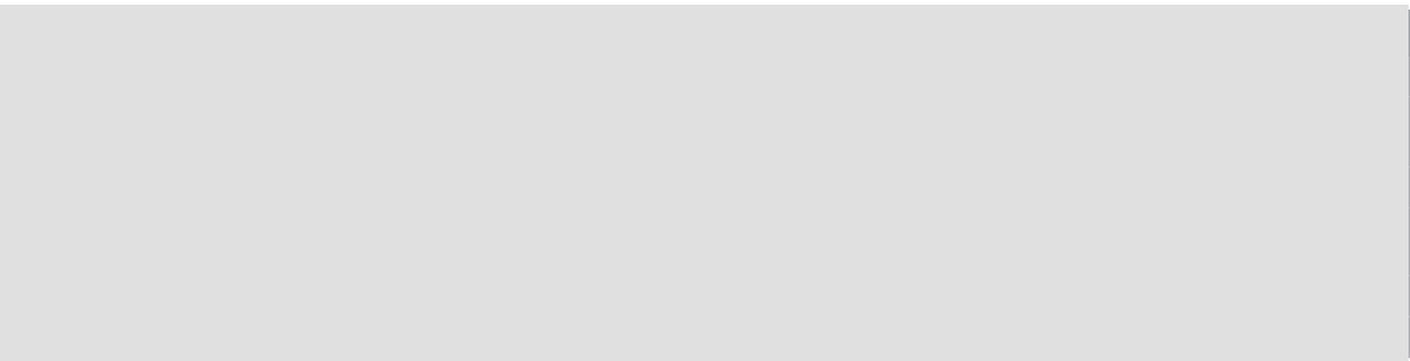
LESEKA MPHONG PAMELA		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST35026/2001
ID Number		Microfilm / Scanned Date	-
Name	LESEKA MPHONG PAMELA	Purchase Price (R)	140 000
Multiple Owners**	NO	Purchase Date	2000/12/17
Multiple Properties**	NO	Registration Date	2001/04/17
Share (%)	-		

### DISCLAIMER

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**ENDORSEMENTS (2)**

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-3783/2025AT	9596/2023	-	-
2	SB25577/2001	ABSA BANK LTD	140 000	-

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PO Box 5000  
Johannesburg 2000

E-mail :  
JoburgConnect@joburg.org.za

a world class African city

# COPY TAX INVOICE

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

**LESEKA MP**  
PO Box 11428  
VORNA VALLEY EXT.59  
1686

<b>Date</b>	<b>2026/03/05</b>
<b>Statement for</b>	<b>March 2026</b>
<b>Physical Address</b>	<b>99 BERGER ROAD</b>
<b>Stand No./Portion</b>	<b>66 SUNSET CLOSE</b>
<b>Township</b>	<b>VORNA VALLEY EXT.59</b>

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
70 m2	1	2023/07/01	A1	Market Value R 504,000.00	Region A Ward 132

Invoice Number : 94006495483	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

<b>Account Number 901117815</b>	<b>(PIN Code:986558)</b>
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Previous Account Balance	41,576.62
Sub Total	41,576.62
Interest on Arrears	36.75
Current Charges (Excl. VAT)	634.95
VAT @ 15%	36.90

<b>Total Due</b>	<b>42,285.22</b>
<b>Due Date</b>	<b>2026/03/20</b>

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
39,661.45	966.45	948.72	708.60	0.00	42,285.22

**This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over fourteen (14) days. Paying yo ur municipal 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 : 2026/03/05 MPHO PAMELA LESEKA  
Acc. No. : 901117815 - 99 BERGER ROAD , VORNA VALLEY EXT.59

**EasyPay >>>> 91115 9011178150**

**SAPO 0146 901117815**

**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 901117815

>>>> 516008800111159 90111781503





## Sunset Close Body Corporate

Berger Road  
Vorna Valley  
Midrand  
SS 910/1997,122/1998, 356/1998  
srikanth@smart.web.za

Reg. No.

VAT. No.

# STATEMENT

**To: 066 / LESEKA MPHO PAMELA**

SUNSET CLOSE 66  
BERGER ROAD  
VORNA VALLEY  
MIDRAND  
1686

**Attention: M LESEKA**

0124278146

<b>STATEMENT DATE</b>	11/03/26
<b>AMOUNT DUE</b>	<b>186,794.70</b>
<b>ACCOUNT NUMBER</b>	SC066

Sunset Close Body Corporate  
Bank Name: FNB  
Account Number: 630 438 604 77  
Branch Name: Carlswald&250655  
Ref: Unit Number + Surname

Date	Description	Reference	Amount	Due Date	Balance
01/06/25	BROUGHT FORWARD		100,792.96D		100,792.96
01/06/25	1000001 Administrative Levy	INA13780	1,332.10D	01/06/25	102,125.06
01/06/25	1000002 Trafex	INA13780	91.76D	01/06/25	102,216.82
01/06/25	1000003 Reserve Fund Levy	INA13780	175.32D	01/06/25	102,392.14
01/06/25	1000004 CSOS Levy	INA13780	16.64D	01/06/25	102,408.78
01/06/25	1000005 Sewerage Levy	INA13780	704.46D	01/06/25	103,113.24
01/06/25	1000006 02/05 Water Open:1180Close:1193Consum:13	INA13780	256.98D	01/06/25	103,370.22
01/06/25	1000007 COJ Special Levy	INA13780	200.00D	01/06/25	103,570.22
09/06/25	1000012 Interest on arrears	INA13840	2,071.40D	09/06/25	105,641.62
13/06/25	3040013 Juke's Legal Fees - SM9/Inv23363	INA13855	3,984.25D	13/06/25	109,625.87
13/06/25	3040013 Juke's Legal Fees - SM9E/Inv23367	INA13855	458.75D	13/06/25	110,084.62
01/07/25	1000001 Administrative Levy	INA13931	1,332.10D	01/07/25	111,416.72
01/07/25	1000002 Trafex	INA13931	94.79D	01/07/25	111,511.51
01/07/25	1000003 Reserve Fund Levy	INA13931	175.32D	01/07/25	111,686.83
01/07/25	1000004 CSOS Levy	INA13931	16.64D	01/07/25	111,703.47
01/07/25	1000005 Sewerage Levy	INA13931	802.38D	01/07/25	112,505.85
01/07/25	1000006 02/06 Water Open:1193Close:1207Consum:14	INA13931	288.43D	01/07/25	112,794.28
01/07/25	1000007 COJ Special Levy	INA13931	200.00D	01/07/25	112,994.28
10/07/25	1000012 Interest on arrears	INA13992	2,259.88D	10/07/25	115,254.16
10/07/25	3040013 Juke's Legal Fees - SM9/Inv23802	INA14003	858.75D	10/07/25	116,112.91
10/07/25	3040013 Juke's Legal Fees - SM9E/Inv23807	INA14003	1,419.00D	10/07/25	117,531.91
01/08/25	1000001 Administrative Levy	INA14078	1,332.10D	01/08/25	118,864.01
01/08/25	1000002 Trafex	INA14078	94.79D	01/08/25	118,958.80
01/08/25	1000003 Reserve Fund Levy	INA14078	175.32D	01/08/25	119,134.12
01/08/25	1000004 CSOS Levy	INA14078	16.64D	01/08/25	119,150.76
01/08/25	1000005 Sewerage Levy	INA14078	802.38D	01/08/25	119,953.14
01/08/25	1000006 02/07 Water Open:1207Close:1219Consum:12	INA14078	258.29D	01/08/25	120,211.43
01/08/25	1000007 COJ Special Levy	INA14078	200.00D	01/08/25	120,411.43
11/08/25	1000012 Interest on arrears	INA14144	2,408.22D	11/08/25	122,819.65
11/08/25	3040013 Juke's Legal Fees - SM9E/Inv24216	INA14159	1,431.25D	11/08/25	124,250.90
01/09/25	1000001 Administrative Levy	INA14234	1,332.10D	01/09/25	125,583.00
01/09/25	1000002 Trafex	INA14234	94.79D	01/09/25	125,677.79
01/09/25	1000003 Reserve Fund Levy	INA14234	175.32D	01/09/25	125,853.11
01/09/25	1000004 CSOS Levy	INA14234	16.64D	01/09/25	125,869.75

120+ Days	90 Days	60 Days	30 Days	Current
150,520.88	8,255.44	15,425.64	6,234.03	6,358.71

PAYABLE ON OR BEFORE THE FIRST  
OF EACH MONTH

<b>Amount Due</b>	<b>186,794.70</b>
<b>Amount Paid</b>	
<b>Overdue</b>	<b>180,435.99</b>



## Sunset Close Body Corporate

Berger Road  
Vorna Valley  
Midrand  
SS 910/1997,122/1998, 356/1998  
srikanth@smart.web.za  
Reg. No.  
VAT. No.

# STATEMENT

**To: 066 / LESEKA MPHO PAMELA**

SUNSET CLOSE 66  
BERGER ROAD  
VORNA VALLEY  
MIDRAND  
1686

**Attention: M LESEKA**  
0124278146

<b>STATEMENT DATE</b>	11/03/26
<b>AMOUNT DUE</b>	<b>186,794.70</b>
<b>ACCOUNT NUMBER</b>	SC066

Sunset Close Body Corporate  
Bank Name: FNB  
Account Number: 630 438 604 77  
Branch Name: Carlswald&250655  
Ref: Unit Number + Surname

Date	Description	Reference	Amount	Due Date	Balance
01/09/25	1000005 Sewerage Levy	INA14234	802.38D	01/09/25	126,672.13
01/09/25	1000006 04/08 Water Open:1219Close:1234Consum:15	INA14234	391.24D	01/09/25	127,063.37
01/09/25	1000007 COJ Special Levy	INA14234	200.00D	01/09/25	127,263.37
10/09/25	1000012 Interest on arrears	INA14296	2,545.26D	10/09/25	129,808.63
10/09/25	3040013 Juke's Legal Fees - SM9/Inv24630	INA14309	1,397.50D	10/09/25	131,206.13
10/09/25	3040013 Juke's Legal Fees - SM9E/Inv24633	INA14309	418.75D	10/09/25	131,624.88
01/10/25	1000001 Administrative Levy	INA14384	1,332.10D	01/10/25	132,956.98
01/10/25	1000002 Trafex	INA14384	94.79D	01/10/25	133,051.77
01/10/25	1000003 Reserve Fund Levy	INA14384	175.32D	01/10/25	133,227.09
01/10/25	1000004 CSOS Levy	INA14384	16.64D	01/10/25	133,243.73
01/10/25	1000005 Sewerage Levy	INA14384	802.38D	01/10/25	134,046.11
01/10/25	1000006 02/09 Water Open:1234Close:1246Consum:12	INA14384	283.77D	01/10/25	134,329.88
01/10/25	1000007 COJ Special Levy	INA14384	200.00D	01/10/25	134,529.88
10/10/25	1000012 Interest on arrears	INA14569	2,690.59D	10/10/25	137,220.47
10/10/25	3040013 Juke's Legal Fees - SM9/Inv24943	INA14582	3,143.57D	10/10/25	140,364.04
01/11/25	1000001 Administrative Levy	INA14507	1,332.10D	01/11/25	141,696.14
01/11/25	1000002 Trafex	INA14507	94.79D	01/11/25	141,790.93
01/11/25	1000003 Reserve Fund Levy	INA14507	175.32D	01/11/25	141,966.25
01/11/25	1000004 CSOS Levy	INA14507	16.64D	01/11/25	141,982.89
01/11/25	1000005 Sewerage Levy	INA14507	802.38D	01/11/25	142,785.27
01/11/25	1000006 02/10 Water Open:1246Close:1258Consum:12	INA14507	283.77D	01/11/25	143,069.04
01/11/25	1000007 COJ Special Levy	INA14507	200.00D	01/11/25	143,269.04
10/11/25	1000012 Interest on arrears	INA14591	2,865.38D	10/11/25	146,134.42
11/11/25	3040013 Juke's Legal Fees - SM9/Inv25290	INA14602	4,386.46D	11/11/25	150,520.88
01/12/25	1000001 Administrative Levy	INA14669	1,332.10D	01/12/25	151,852.98
01/12/25	1000002 Trafex	INA14669	94.79D	01/12/25	151,947.77
01/12/25	1000003 Reserve Fund Levy	INA14669	175.32D	01/12/25	152,123.09
01/12/25	1000004 CSOS Levy	INA14669	16.64D	01/12/25	152,139.73
01/12/25	1000005 Sewerage Levy	INA14669	802.38D	01/12/25	152,942.11
01/12/25	1000006 03/11 Water Open:1258Close:1268Consum:10	INA14669	212.13D	01/12/25	153,154.24
01/12/25	1000007 COJ Special Levy	INA14669	200.00D	01/12/25	153,354.24
08/12/25	1000012 Interest on arrears	INA14729	3,067.08D	08/12/25	156,421.32
10/12/25	3040013 Juke's Legal Fees -SC66 SM9/Inv25596	INA14740	2,355.00D	10/12/25	158,776.32

120+ Days	90 Days	60 Days	30 Days	Current
150,520.88	8,255.44	15,425.64	6,234.03	6,358.71

PAYABLE ON OR BEFORE THE FIRST  
OF EACH MONTH

<b>Amount Due</b>	<b>186,794.70</b>
<b>Amount Paid</b>	
<b>Overdue</b>	<b>180,435.99</b>



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Berger Road  
Vorna Valley  
Midrand  
SS 910/1997, 122/1998, 356/1998  
srikanth@smart.web.za

Reg. No.

VAT. No.

## STATEMENT

**To: 066 / LESEKA MPHO PAMELA**

SUNSET CLOSE 66  
BERGER ROAD  
VORNA VALLEY  
MIDRAND  
1686

**Attention: M LESEKA**  
0124278146

<b>STATEMENT DATE</b>	11/03/26
<b>AMOUNT DUE</b>	<b>186,794.70</b>
<b>ACCOUNT NUMBER</b>	SC066

Sunset Close Body Corporate  
Bank Name: FNB  
Account Number: 630 438 604 77  
Branch Name: Carlswald&250655  
Ref: Unit Number + Surname

Date	Description	Reference	Amount	Due Date	Balance
01/01/26	1000001 Administrative Levy	INA14811	1,332.10D	01/01/26	160,108.42
01/01/26	1000002 Trafex	INA14811	94.79D	01/01/26	160,203.21
01/01/26	1000003 Reserve Fund Levy	INA14811	175.32D	01/01/26	160,378.53
01/01/26	1000004 CSOS Levy	INA14811	16.64D	01/01/26	160,395.17
01/01/26	1000005 Sewerage Levy	INA14811	802.38D	01/01/26	161,197.55
01/01/26	1000006 03/12 Water Open:1268Close:1278Consum:10	INA14811	212.13D	01/01/26	161,409.68
01/01/26	1000007 COJ Special Levy	INA14811	200.00D	01/01/26	161,609.68
10/01/26	1000012 Interest on arrears	INA14871	3,232.19D	10/01/26	164,841.87
10/01/26	3040013 Juke's Legal Fees-SC-66-SM9/Inv25849	INA15008	9,360.09D	10/01/26	174,201.96
01/02/26	1000001 Administrative Levy	INA14947	1,332.10D	01/02/26	175,534.06
01/02/26	1000002 Trafex	INA14947	94.79D	01/02/26	175,628.85
01/02/26	1000003 Reserve Fund Levy	INA14947	175.32D	01/02/26	175,804.17
01/02/26	1000004 CSOS Levy	INA14947	16.64D	01/02/26	175,820.81
01/02/26	1000005 Sewerage Levy	INA14947	802.38D	01/02/26	176,623.19
01/02/26	1000006 03/01 Water Open:1278Close:1283Consum:05	INA14947	74.84D	01/02/26	176,698.03
01/02/26	1000007 COJ Special Levy	INA14947	200.00D	01/02/26	176,898.03
10/02/26	1000012 Interest on arrears	INA15017	3,537.96D	10/02/26	180,435.99
01/03/26	1000001 Administrative Levy	INA15092	1,332.10D	01/03/26	181,768.09
01/03/26	1000002 Trafex	INA15092	94.79D	01/03/26	181,862.88
01/03/26	1000003 Reserve Fund Levy	INA15092	175.32D	01/03/26	182,038.20
01/03/26	1000004 CSOS Levy	INA15092	16.64D	01/03/26	182,054.84
01/03/26	1000005 Sewerage Levy	INA15092	802.38D	01/03/26	182,857.22
01/03/26	1000006 02/02 Water Open:1283Close:1288Consum:05	INA15092	74.84D	01/03/26	182,932.06
01/03/26	1000007 COJ Special Levy	INA15092	200.00D	01/03/26	183,132.06
10/03/26	1000012 Interest on arrears	INA15156	3,662.64D	10/03/26	186,794.70

120+ Days	90 Days	60 Days	30 Days	Current
150,520.88	8,255.44	15,425.64	6,234.03	6,358.71

PAYABLE ON OR BEFORE THE FIRST  
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<b>Amount Due</b>	<b>186,794.70</b>
<b>Amount Paid</b>	
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