

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

Case Number: 2022/23798

In the matter between:

FOUNTAIN VIEW BODY CORPORATE

Execution Creditor

(SS Number: SS: 449/2008)

and

MPHO SILVESTA MASEKWAMENG

1st Execution Debtor

(ID NO: 780215 5346 08 5)

**CITY OF JOHANNESBURG METROPOLITAN
MUNICIPALITY**

2nd Execution Debtor

STANDARD BANK LTD

3rd Execution Debtor

NOTICE OF SALE IN EXECUTION

In PURSUANCE of judgment in the Magistrate Court held at Randburg and a Writ of Attachment issued in Johannesburg High Court dated, 23rd of February 2023, the property listed below will be sold in execution by the Sheriff Halfway House - Alexandra, on the 24th of February 2026 at Sheriff Halfway House Alexandra at 614 James Crescent, Halfway House at 11:00.

PROPERTY:

1. Unit 162, in the scheme known as FOUNTAIN VIEW, WITH SCHEME NUMBER 449/2008, under Title Deed ST90767/2015 which is better known as UNIT 162, FOUNTAIN VIEW, 71 FOURTEENTH ROAD, ERAND GARDENS

EXT 64, in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 83 (Eighty-Three) sqm. in extent; and

2. An undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan.
3. Held by Deed of Transfer ST90767/2015

ALSO KNOWN AS: UNIT 162, FOUNTAIN VIEW, 71 FOURTEENTH ROAD, ERAND GARDENS EXT 64.

The following information is furnished regarding the improvements, though in this respect **nothing is guaranteed**:

The property comprising of:

2nd Floor, Open Plan Lounge / Dining Room, 2 Bedroom, Kitchen, 1 Bathroom, 1 Shower, 1 Toilet, Balcony, Single Carport.

THE CONDITIONS OF SALE

The refundable registration fee in the amount R50 000.00 is payable in cash on the day of the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Sheriff Halfway House at 614 James Crescent, Halfway House within 21 days from the date of sale.

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. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

DATED AT Roodepoort on this 5th day of January 2026.

**HEERSCHOP PIENAAR ATTORNEYS
ATTORNEYS FOR THE EXECUTION CREDITOR**

Block A, Ground Floor
Clearview Office Park
77 Wilhelmina Avenue
Allens Nek

TEL: 011 763 3050

FAX: 011 760 4767

Postnet Suite 162

Private Bag X1, Florida Hills

1716

EMAIL: jp@shplaw.co.za

REF: SPANGENBERG/FOU2/0013



SS FOUNTAIN VIEW 449, U:162 (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 FOUNTAIN VIEW 449, U:162 (PRETORIA)
Reference	SEARCHWORKS
Date	04/12/2025

SCHEME INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS FOUNTAIN VIEW
Scheme Number / Year	449/2008
Unit Number	162
Situated At	ERAND GARDENS EXT 64 782,0
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	83.0000
LPI Code	-
Street Address	71 FOURTEENTH ROAD, ERAND GARDENS EXT 64

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
MASEKWAMENG MPHO SILVESTA	7802155346085	R650 000,00	11/08/2015

OWNER INFORMATION

Owner 1 of 1

Owner Name	MASEKWAMENG MPHO SILVESTA
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST90767/2015
Purchase Date	11/08/2015
Registration Date	20/10/2015
Purchase Price	R650000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20151028 10:12:56

ENDORSEMENT(S)

Document Number	Microfilm Reference Number	Institution	Value
I-729/2023AT	20230324 11:44:34	23798/2022	R0,00
SB50659/2015	20151028 10:14:40	SB GUARANTEE COMPANY (RF) (PTY) LTD	R585 000,00

REPORT INFORMATION

Date of Information	04/12/2025 15:13	
Print Date	04/12/2025 15:13	
Generated By	JP SPANGENBERG	
Reference	SEARCHWORKS	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

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**Fountain View Body Corporate**

Reg No: SS 448/449/2008

Email: info@watchprop.co.za

Contact No.: 021 914 6660

ADDRESS

P O Box 5243

Tygervalley

7536

PM: R Poonsamy

Masekwameng MS209 5th Road Waterford,
Halfway Gardens,
1686

Section 162

Reference: MAS002-S162

Tel: 27726234756

Email: mpho_masekwameng@yahoo.com

STATEMENT

DATE

2026-01-15

Date	Source	Description	Debit	Credit	Cumulative
2025-11-01		Balance b/f	450519.26	0	450 519.26
2025-11-01	Invoice	INV08974	2319.88	0	452 839.14
2025-11-07	Journal Batch 199	Interest on arrears balance of R 450 519.26 as at 2025-10-31 (2.00% p.m.).	9010.39	0	461 849.53
2025-12-01	Invoice	INV09201	1550.52	0	463 400.05
2025-12-07	Journal Batch 208	Interest on arrears balance of R 461 849.53 as at 2025-11-30 (2.00% p.m.).	9236.99	0	472 637.04
2026-01-01	Invoice	INV09473	10339.19	0	482 976.23

120+ days	90+ days	60+ days	30+ days	Current
440 165.43	10 353.83	11 330.27	10 787.51	10 339.19
BANKING DETAILS				Total Due
Bank Name: FIRST NATIONAL BANK		Reference: MAS002-S162		R 482 976.23
Account Number: 62759917960		Account Holder: FOUNTAIN VIEW		
Branch Code: 250655		Account Type: CURRENT		
				Branch Name: ADDERLEY STREET



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

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

MANYANGA & NTSELE
PO Box 98060
WATERKLOOF HEIGHTS
0065

Date	2025/12/04
Statement for	December 2025
Physical Address	71 FOURTEENTH STREET
Stand No./Portion	116 FOUNTAIN VIEW
Township	ERAND GARDENS EXT.64

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
113 m2		2023/07/01	A1	Market Value R 881,000.00	REGION A WARD 112

Invoice Number : 16000439419	Group :	Next Reading Date :
Client VAT Number : 9999999999		Deposit Paid : R 0.00

Account Number 901137850	(PIN Code:986651)
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Previous Account Balance	83,810.76
Sub Total	83,810.76
Interest on Arrears	42.65
Current Charges (Excl. VAT)	772.12
VAT @ 15%	46.50

Total Due	84,672.03
Due Date	2025/12/19

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
81,599.11	1,106.46	1,105.19	861.27	0.00	84,672.03

COJ Debt Relief Programme Phase 4 is now open (1 Nov 2025 to 31 Oct 2026). Apply & reduce what you owe. Visit: www.joburg.org.za and click on Debt Relief icon.
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 : 2025/12/04 MANYANGA & NTSELE
 Acc. No. : 901137850 - 71 FOURTEENTH STREET , ERAND GARDENS EXT.64

EasyPay >>>>> 91115 9011378503

SAPO 0146 901137850

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 901137850

>>>>> 516008800111159 90113785008

