

AUCTION

**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION – JOHANNESBURG)**

CASE NO: 2024-092339

In the matter between:

THE STANDARD BANK OF SOUTH AFRICA LIMITED

Plaintiff

and

**KHUMALO: ZWELITHINI MBONAMBI
(ID NO. 750413 5838 08 8)**

Defendant

NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY

In execution of a judgment of the High Court of South Africa, Gauteng Division – Johannesburg in the suit, a sale to the **highest bidder** subject to a reserve price of **R1 160 000.00** will be held at **614 JAMES CRESCENT, HALFWAY HOUSE** at **11:00** on **26 MAY 2026** of the undermentioned property of the Defendants on the conditions of sale which may be inspected at the office of the Sheriff, prior to the sale.

CERTAIN: ERF 155 BLUE HILLS EXTENSION 21 TOWNSHIP

REGISTRATION DIVISION: J.R., THE PROVINCE OF GAUTENG

MEASURING: 400 (FOUR HUNDRED) SQUARE METRES

HELD BY: DEED OF TRANSFER NUMBER T56263/2013

SITUATE AT: 62 A SUMMIT VIEW, MIDRAND with the chosen **domicilium citandi et executandi** being at **62 A SUMMIT VIEW, BLUE HILLS EXT 21 (AKA 155 BLUE HILLS EXT 21)**.

THE PROPERTY IS ZONED: RESIDENTIAL

IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof

MAIN BUILDING: lounge, kitchen and 2 bedrooms (The accuracy thereof can however not be guaranteed).

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”

1. The Purchaser shall pay auctioneer’s commission to:
 - (a) 6% on the first R100 000.00;
 - (b) 3.5% on R100 001.00. to R400 000.00;
 - (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT.
2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff’s Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.
3. The purchaser may be taken possession of the property after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured.
4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property.
5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Halfway House. The office of the Sheriff TC SIEBERT or his/her deputy.

REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA:

- (a) Directive of the Consumer Protection Act 68 of 2008;
- (b) FICA LEGISLATION – Proof of ID and address particulars;
- (c) Payment of a registration fee of R50 000.00;
- (d) Registration conditions: 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.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff **HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE.**

DATED at BEDFORDVIEW on this 10th day of APRIL 2026.

STUPEL & BERMAN INC

Plaintiff's Attorneys

Bedfordview Office

1st Floor, Bradford Corner

2 Bradford Road

Bedfordview

P O Box 885, Bedfordview, 2008

Docex 27, Bedfordview

Tel.: 011 776-3000

Ref: 107141 /D GELDENHUYS / LM



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	2026/01/30 11:40	Erf Number	155
Reference	-	Portion Number	-
Report Print Date	2026/01/30 11:40	Deeds Office	Pretoria
Township	BLUE HILLS EXT 21	Search Source	Deeds Office

PROPERTY INFORMATION			
Property Type	ERF	Diagram Deed Number	T164782/2007
Township	BLUE HILLS EXT 21	Local Authority	CITY OF JOHANNESBURG
Erf Number	155	Province	GAUTENG
Portion Number	0	Extent	400.0000SQM
Registration Division	JR	LPI Code	TOJR05430000015500000
Previous Description	-	Co-ordinates (Lat/Long)**	-25.943173 / 28.107903
Suburb / Town**	-		

OWNER INFORMATION (1)			
KHUMALO ZWELITHINI MBONAMBI			Owner 1 of 1
Person Type**	PRIVATE PERSON	Document	T56263/2013
ID Number		Microfilm / Scanned Date	-
Name	KHUMALO ZWELITHINI MBONAMBI	Purchase Price (R)	850 000
Multiple Owners**	NO	Purchase Date	2013/04/24
Multiple Properties**	NO	Registration Date	2013/07/30
Share (%)	-		

ENDORSEMENTS (3)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B34116/2013	STANDARD BANK OF SOUTH AFRICA LTD	680 000	-
2	I-448/2014C	-	-	-
3	I-4151/2025AT	92339/2024	-	-

DISCLAIMER

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HISTORIC DOCUMENTS (7)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B44109/2005	-	-	-
2	B198802/2007	-	-	-
3	I-8319/2012AT	-	-	-
4	I-9606/2007C	-	-	-
5	T79240/2007	GATELINKS TRADING PTY LTD	T/T	-
6	T164782/2007	MOYA TAMSANQA JOHNSON	380 000	-
7	T56262/2013	OBIASOGU DIVINE CHUKWUKA	420 000	-

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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

ZWELITHINI MBONAMBI KHUMALO
SUMMITVIEW
62A SUMMIT ROAD
BLUE HILLS EXT.21
1685

Date	2024/06/06
Statement for	June 2024
Physical Address	155 BLUE HILLS EXT.21 TS
Stand No./Portion	00000155 - 00000 - 00
Township	BLUE HILLS EXT.21

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
400 m2	1	2023/07/01	A1	Market Value R 762,000.00	REGION A WARD 112

Invoice Number : 58006064520	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 600.00

Account Number 552796208	(PIN Code:216986)
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Previous Account Balance	5,206.74
Less: Incoming Payment (Last Payment Made 2024/05/10)	- 2,700.00
Sub Total	2,506.74
Current Charges (Excl. VAT)	1,397.07
VAT @ 15%	158.80
Installment Plan Request	51,840.92
Installment Due	- 1,036.80
Installment Outstanding	32,140.72

Total Due	5,099.41
Due Date	2024/07/01

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
0.00	0.00	2,506.74	2,592.67	32,140.72	37,240.13

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 into payment arrangement will avoid services being cut off.

We notice that payment on your account was not received in full last month. If you have since paid we thank you and request that you ignore this message. If you had not yet paid please do so urgently.

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 : 2024/06/06 ZWELITHINI MBONAMBI KHUMALO
Acc. No. : 552796208 - 155 BLUE HILLS EXT.21 TS, , BLUE HILLS EXT.21

EasyPay >>>> 91115 5527962087

SAPO 0146 552796208

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 552796208

>>>> 516008800111159 55279620802

Account Number 552796208			
Johannesburg Water	VAT No. 4270191077	Amount	Sub Total
Water & Sanitation			
(Reading period = 2024/04/19 to 2024/05/17 = 29 days) Meter: HKH1405; Register: 1; Multiply factor: 1; Start reading: 1,777.000; End reading: 1,790.000; Difference: 13.000; Consumption: 13.000; Units: KL; Type: Actual Readings. Daily average consumption 0.448 KL Charges for 13.000 KL are based on a sliding scale for a 29 day period Step 1 5.717 KL @ R 0.0000 (Billing Period 2024/06) Step 2 3.811 KL @ R 24.330 Step 3 3.472 KL @ R 25.390 Extended Social Package Grant Demand Management Levy Sewer monthly charge based on Stand size 400 m2 (Billing Period 2024/06) VAT: 15.00% (Total Amount: 783.62)		0.00 92.72 88.15 0.00 33.97 568.78 117.55	901.17
City Power	VAT No. 4710191182		
Electricity			
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	0.00
City of Johannesburg	VAT No. 4760117194		
Property Rates			
Category of Property: Property Rates Residential R 762,000.00 X R 0.0087910 / 12 (Billing Period 2024/06) Less rates on first R300 000.00 of market value VAT: 0 %		558.23 - 219.78 0.00	338.45
PIKITUP	VAT No. 4790191292		
Refuse			
Refuse Residential VAT: 15.00% (Total Amount: 275.00)		275.00 41.25	316.25
Current Charges (Incl. VAT)			1,555.87

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.



Head Office
Mowbray House, Fourways Golf Park
Roos Street, Fourways
Private Bag X1 Witkoppen 2068
Tel: 011 707 0000
info@whitfields.co.za www.whitfields.co.za

30 April 2026

Account Number: **SUM0062A**
Zweli Khumalo
Unit 62 58 Summit Road, Bluehills Ext 21
Midrand

Good day,

Summit View HOA

Your email on even date refers:

Please see the figures below as requested. Please also note the figures provided are NOT CLEARANCE FIGURES.

As of today's date, the total amount due is R76 544.45 which includes the May 2026 levy charges.

Monthly Costs:

Monthly levy	R 1500.00
CSOS Levy	R 20.00
Special Contribution	R 126.90

Please contact disputes@whitfields.co.za for any outstanding fees and quote their reference number: Csos-14699/GP/24

Kind regards,

On behalf of Manqoba Mbatha

Karen Damons

Legal Recoveries Administrator Tel: +27 (11) 707 0000
www.whitfields.co.za