

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

CASE NO: 2023/130060

In the matter between

SUMMERSET VILLAGE BODY CORPORATE
(123/2017)

Execution Creditor

and

KHOMOTSO RONALD RAMMUTLA
(ID NO: 820726 5745 086)

1st Execution Debtor

**CITY OF JOHANNESBURG METROPOLITAN
MUNICIPALITY**

2nd Execution Debtor

SOUTH AFRICAN HOME LOANS GUARANTEE TRUST

3rd Execution Debtor

NOTICE OF SALE IN EXECUTION

In PURSUANCE of judgment in the Johannesburg High Court and a Writ of Attachment dated 26th July 2021, together with court order dated 16th September 2025, the property listed below will be sold in execution by the Sheriff Halfway House-Alexandra, on the 31st day of March 2026 at Sheriff Halfway House - Alexandra at 614 James Crescent, Halfway House, at 11:00 **WITH RESERVE**, to the highest bidder.

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

PROPERTY:

1. UNIT 75, in the scheme known as SUMMERSET VILLAGE, WITH SCHEME NUMBER 123/2017, under Title Deed ST58779/2017, which is better known as UNIT 75 SUMMERSET VILLAGE, SUMMERSET ROAD, MIDRAND, in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 56 (Fifty Six square metres) 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 ST58779/2017.

ALSO KNOWN AS: UNIT 75 SUMMERSET VILLAGE, SUMMERSET ROAD, MIDRAND.

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

The property comprising of:

Rooms: x3 Bedrooms x1 Bathroom, x1 Shower, x1 Toilet, Single story - freestanding

THE CONDITIONS OF SALE

The refundable registration fee in the amount R50 000.00 is payable *via* EFT 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 - Alexandra at 614 James Crescent, Halfway House, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Halfway House - Alexandra at 614 James Crescent, Halfway House.

MANNER OF SALE

The sale shall be for South African Rand and **WITH RESERVE PRICE.**

DATED AT Roodepoort on this 2nd of February 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: SUM4/0009



ACCOUNT Number: 5210374

CERTIFICATE OF BALANCE - INDEMNITY BOND

S A HOME LOANS (PROPRIETARY) LIMITED, (registration number 2006/035436/07), (herein represented by the undersigned Shaizma Mohamed in his/her capacity as its duly authorised representative) in its capacity as the duly appointed Manager of the SOUTH AFRICAN HOME LOANS GUARANTEE TRUST (formerly known as the GUARANTEE TRUST) (IT10713/00) ("the Trust") certifies that MR KHOMOTSO RONALD RAMMUTLA is indebted to the Trust:

1. in an amount of R1,297,424.42
2. plus interest on the sum of R1,297,424.42 calculated at the rate of 10.90% per annum, compounded monthly in arrear from 01/02/2026 to date of payment (being the base rate of 6.80% as at 01/02/2026 plus 4.10%)

which indebtedness is presently owing, due and payable.

DATED AT DURBAN ON THIS THE 10TH DAY OF FEBRUARY 2026

SA HOME LOANS (PTY) LIMITED
(herein represented by Shaizma Mohamed) in its
capacity as Manager of the SOUTH AFRICAN
HOME LOANS GUARANTEE TRUST (formerly
known as the GUARANTEE TRUST) (IT10713/00)
("the Trust")



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 13:04	Scheme Number	123
Reference	-	Scheme Type	UNIT
Report Print Date	2026/02/25 13:04	Unit Number	75
Scheme Name	SUMMERSET VILLAGE	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS SUMMERSET VILLAGE	Local Authority	CITY OF JOHANNESBURG
Scheme Number	123	Province	GAUTENG
Situated at	SUMMERSET EXT 19;1149;0	Extent	56.0000
Scheme Year	2017	LPI Code	TOJR05820000114900000
Unit Number	75	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	-		

OWNER INFORMATION (1)

RAMMUTLA KHOMOTSO RONALD		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST58779/2017
ID Number		Microfilm / Scanned Date	-
Name	RAMMUTLA KHOMOTSO RONALD	Purchase Price (R)	854 000
Multiple Owners**	NO	Purchase Date	2017/03/17
Multiple Properties**	NO	Registration Date	2017/08/15
Share (%)	-		

DISCLAIMER

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ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-1265/2023AT	26322/2022	-	-
2	I-3587/2025AT	130060/2023	-	-
3	SB34229/2017	SOUTH AFRICAN HOME LOANS GUARANTEE TRUST	800 000	-
4	SK1102/2017S	-	-	-

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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

KHOMOTSO RONALD RAMMUTLA
2 BRUTON ROAD
BRYANSTON
2191

Date	2026/02/28
Statement for	February 2026
Physical Address	1148 SUMMERSET EXT.19 TS
Stand No./Portion	75 SUMMERSET VILLAGE
Township	SUMMERSET EXT.19

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
56 m2	1	2023/07/01	A1	Market Value R 823,000.00	REGION A WARD 112

Invoice Number : 94006483987	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 555207651	(PIN Code:273964)
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Previous Account Balance	53,483.80
Sub Total	53,483.80
Interest on Arrears	46.18
Current Charges (Excl. VAT)	623.62
VAT @ 15%	31.15

Total Due **54,184.75**

Due Date **2026/03/16**

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
52,789.08	694.72	0.00	700.95	0.00	54,184.75

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) days. Paying your 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 : 2026/02/28 KHOMOTSO RONALD RAMMUTLA
Acc. No. : 555207651 - 1148 SUMMERSET EXT.19 TS , SUMMERSET EXT.19

EasyPay >>>>> 91115 5552076514

SAPO 0146 555207651

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 555207651

>>>>> 516008800111159 55520765108

**Summerset Village Body Corporate**

Reg No: SS123/2017

Email: info@watchprop.co.za

Contact No.: 021 914 6660

ADDRESS

P O Box 5243

Tygervalley

7536

Portfolio Manager:

Charmaine Frederick

Ronald Khomotso Rammutla

Unit 75,

Summerset Village,

Summerset Road,

Midrand,

1682

Section 75

Reference: RON001-S75

Tel: 27737233818

Email: ronald.rammutla@za.sabmiller.com

STATEMENT

DATE

2026-03-01

Date	Source	Description	Debit	Credit	Cumulative
2025-10-01		Balance b/f	287697.26	0	287 697.26
2025-10-01	Invoice	INV08303	11867.22	0	299 564.48
2025-10-07	Journal Batch 192	Interest on arrears balance of R 287 697.26 as at 2025-09-30 (24.00% p.a.).	5753.95	0	305 318.43
2025-11-01	Invoice	INV08617	9027.29	0	314 345.72
2025-11-07	Journal Batch 196	Interest on arrears balance of R 305 318.43 as at 2025-10-31 (24.00% p.a.).	6106.37	0	320 452.09
2025-12-01	Invoice	INV08925	6795.72	0	327 247.81
2025-12-07	Journal Batch 203	Interest on arrears balance of R 320 452.09 as at 2025-11-30 (24.00% p.a.).	6409.04	0	333 656.85
2026-01-01	Invoice	INV09234	7299.43	0	340 956.28
2026-01-07	Journal Batch 205	Interest on arrears balance of R 333 656.85 as at 2025-12-31 (24.00% p.a.).	6673.14	0	347 629.42
2026-02-01	Invoice	INV09540	2390.06	0	350 019.48
2026-02-07	Journal Batch 208	Interest on arrears balance of R 347 629.42 as at 2026-01-31 (24.00% p.a.).	6952.59	0	356 972.07
2026-03-01	Invoice	INV09847	19082.19	0	376 054.26

120+ days	90+ days	60+ days	30+ days	Current
320 452.09	13 204.76	13 972.57	9 342.65	19 082.19

BANKING DETAILS

Bank Name: FIRST NATIONAL BANK

Account Number: 63066078619

Branch Code: 250655

Reference: RON001-S75

Account Holder: SUMMERSET VILLAGE

Account Type: CURRENT

Branch Name: CAPE TOWN

Total Due**R 376 054.26**