

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

CASE NO: 2024-079268

In the matter between:

**SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED
(REGISTRATION NUMBER: 2006/021576/07)**

EXECUTION CREDITOR

and

**NONHLANHLA YVONNE MAPHUMULO
(IDENTITY NUMBER: 7804130335084)**

EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION

In pursuance of a judgment and warrant granted on 1 July 2025 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on **9 December 2025** at **11:00** by the **Sheriff of the High Court Halfway House - Alexandra** at **614 James Crescent Halfway House** to the highest bidder subject to a reserve price of R605 000.00:

CERTAIN:

Section Number. 46 as shown and more fully described on Sectional Plan Number SS493/1994 in the scheme known as VILLA MED in respect of the land and building or buildings situated at PRESIDENT PARK EXTENSION 1 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 98 (NINETY EIGHT) 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

SITUATED:

Unit 46 Villa Med, 9 Swart Drive, President Park Extension 14

MAGISTERIAL DISTRICT: Johannesburg

Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible.

The improvements on the property consist of the following:

Attached complex apartment with brick walls and tiled floors;

1 x Lounge, kitchen, carport;

2 x Bedrooms and bathrooms;

Swimming pool in complex.

DWELLING CONSISTS OF: RESIDENTIAL

HELD by the DEFENDANT, **NONHLANHLA YVONNE MAPHUMULO (IDENTITY NUMBER: 7804130335084)**, under her name under Deed of Transfer No. **ST10324/2019**.

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.

Registration fee R50 000.00.

All terms and conditions may be inspected at the offices of the **Sheriff of the High Court, Halfway House** at **614 James Crescent, Halfway House** or **online at shha.online**.

SIGNED at PRETORIA this 14th day of October 2025.



**BURNADETTE FICK
ATTORNEY FOR PLAINTIFF
LGR INCORPORATED**

FIRST FLOOR, SILVER WELL RETAIL AND OFFICE PARK
27 GRAHAM ROAD
SILVER LAKES
PRETORIA
PO BOX 2766
PRETORIA
0001

TEL: 0128174843

FAX:

E-MAIL: werasmus@lgr.co.za

REF. WE/BF/IC001280



SS VILLA MED 493, U:46 (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 VILLA MED 493, U:46 (PRETORIA)
Reference	IC001280
Date	27/08/2025

SCHEME INFORMATION

Summary

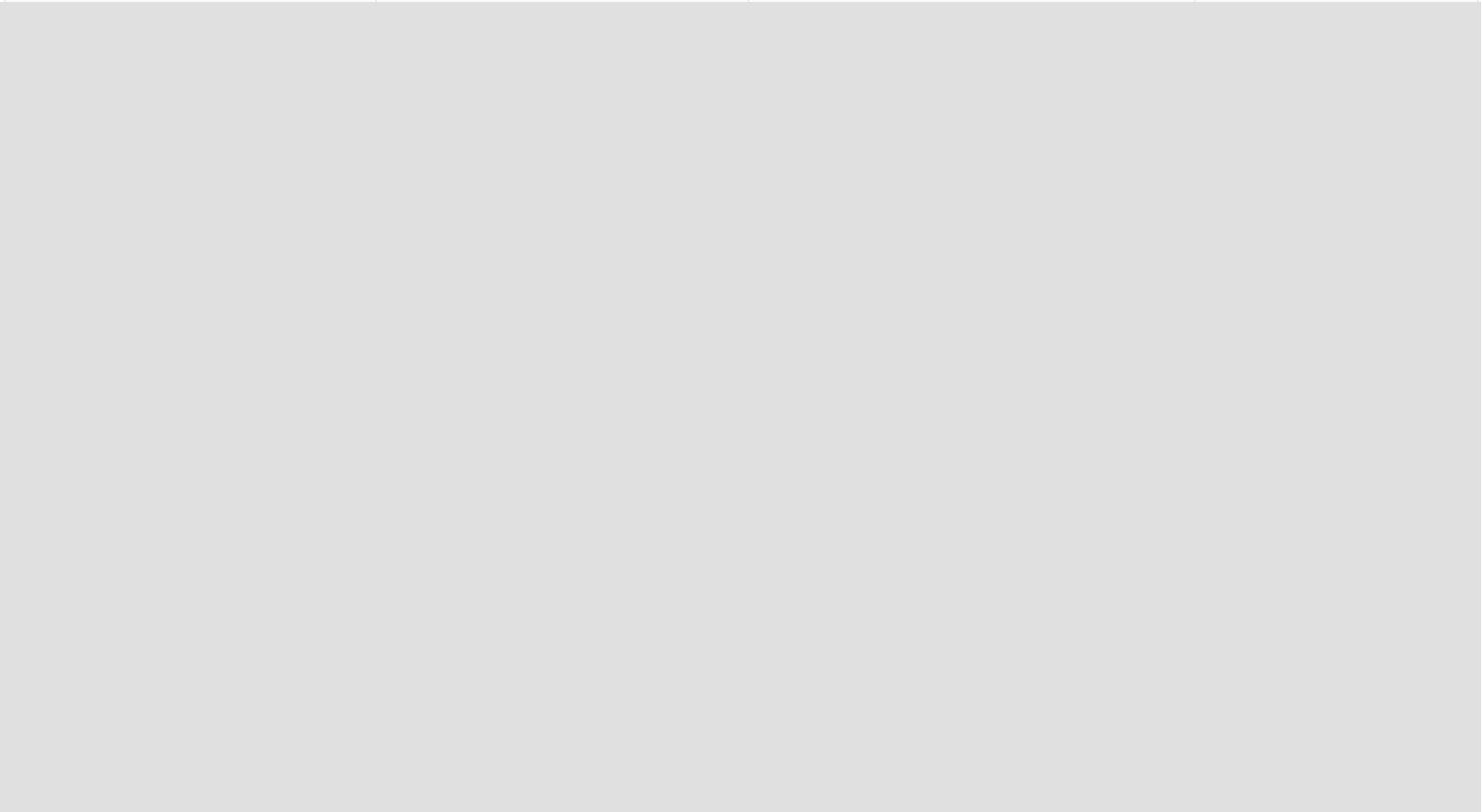
Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS VILLA MED
Scheme Number / Year	493/1994
Unit Number	46
Situated At	PRESIDENT PARK EXT 1 4,0
Registration Division	NOT AVAILABLE
Municipality	MIDRAND-RABIE RIDGE MSS
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	98.0000
LPI Code	-
Street Address	-

OWNER INFORMATION

Owner 1 of 1

Owner Name	
ID / Reg. Number	
Owner Type	
Title Deed	ST10324/2019
Purchase Date	25/10/2018
Registration Date	01/03/2019
Purchase Price	R710000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20190319 14:11:35

ENDORSEMENT(S)			
Document Number	Microfilm Reference Number	Institution	Value
I-2550/2025AT	20250826 13:47:30	79268/2024	R0,00
SB6913/2019	20190313 11:24:56	S B GUARANTEE CO (RF) PTY LTD	R710 000,00



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

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

NONHLANHLA YVONNE MAPHUMULO
UNIT:46 VILLA MED
9 SWART DRIVE
PRESIDENT PARK EXT.1
1685

Date	2025/10/06
Statement for	October 2025
Physical Address	9 SWART DRIVE
Stand No./Portion	46 VILLA MED
Township	PRESIDENT PARK EXT.1

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
98 m2	1	2023/07/01	A1	Market Value R 812,000.00	REGION A WARD 110

Invoice Number : 214000397192	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 555738035	(PIN Code:276603)
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Previous Account Balance	17,748.04
Sub Total	17,748.04
Interest on Arrears	46.53
Current Charges (Excl. VAT)	717.24
VAT @ 15%	46.50

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due	18,558.31
15,660.34	1,044.02	1,043.68	810.27	0.00	18,558.31	Due Date	2025/10/21

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 : 2025/10/06 NONHLANHLA YVONNE MAPHUMULO
Acc. No. : 555738035 - 9 SWART DRIVE , PRESIDENT PARK EXT.1

EasyPay	>>>>> 91115 5557380358
SAPO	0146 555738035

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 555738035

>>>>> 516008800111159 55573803505

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.

STATEMENT / TAX INVOICE

Date:	Invoice No:	Property:	Account Number/Payment Ref	372K0046006
Oct 2025	372K0046006 202510	Unit 46 Villa Med Body Corporate (Lindos)	Amount Due	R105,110.73

Maphumulo Nonhlanhla Yvonne Villa Med Body Corporate 46 President Park X1 Halfway House Gallagher Estate, Midrand, Gauteng 1685, South Africa Receipts captured to: 22 Oct 2025	Staff Contacts: Client Account Administrator Community Scheme Manager Community Scheme Administrator Maintenance Administrator Divisional manager Caretaker / Estate Manager	Name: Celeste Basson Siyawakha Kwinana Heidi Retief Shereen Tait	Email: celesteb@trafalgar.co.za siyawakhak@trafalgar.co.za heidir@trafalgar.co.za shereent@trafalgar.co.za	Property address: Villa Med Body Corporate 9 Swart Drive President Park X1 Halfway House 1685
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Date	Desc	Excluding VAT	VAT	Total
	BALANCE B/F	101,844.17		101,844.17
01 Oct 2025	Csos Levies for 202510	24.10		24.10
01 Oct 2025	Interest for 202510	835.09		835.09
01 Oct 2025	Other Necessary Charges: Arrears Account Review - 202510 Maphumulo Nonhlanhla Yvonne	21.00	3.15	24.15
01 Oct 2025	Levy - Reserve Fund - 202510 Unit 46	226.22		226.22
01 Oct 2025	Levy - Administration Fund - 202510 Unit 46	1,705.12		1,705.12
01 Oct 2025	Domestic Eff. Sewerage Network Charges - 202510 Unit 46	250.67		250.67
01 Oct 2025	Water Reading Slip - 202510 Unit 46	173.09		173.09
31 Oct 2025	Necessary phone call (not consultation) - 202510 Maphumulo Nonhlanhla Yvonne [10 Oct 2025 14:15]	21.00	3.15	24.15
31 Oct 2025	Necessary electronic communication - 202510 Maphumulo Nonhlanhla Yvonne	3.45	0.52	3.97
TOTAL DUE		R105,103.91	R6.82	R105,110.73

Messages Please email statements@trafalgar.co.za if you would like to change your monthly Trafalgar statement password Your email instruction will be archived for record purposes concerning the password change	Banking Details Bank: Standard Bank Account Name: Trafalgar Property Management Account No: 270739335 Branch Code: 051001 Payment Ref. Number: 372K0046006
Payment options: Download a Debit Order form: https://www.trafalgar.co.za/paymentoptions.pdf Trafalgar Monthly E-Magazine: https://www.trafalgar.co.za/debitorderform.pdf https://www.estate-living.co.za/trafalgar/	Change of address: As required by law, please send us your new address within 14 days of any change of address.