

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA GAUTENG DIVISION PRETORIA

Case Number: **117608/2023**

In the matter between:

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

PLAINTIFF

and

ISAAC TSHABALALA
(IDENTITY NUMBER: 670819 5605 086)

DEFENDANT

NOTICE OF SALE IN EXECUTION

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a Court reserve price of **R485 000.00**, will be held by the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY** the **31ST** of **MARCH 2026** at **11:00** of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the **SHERIFF HALFWAY HOUSE** during office hours.

• T: (012) 361 5640 / (012) 361 2746 / 086 122 2720 • Info@vezidebeer.co.za

Company Registration Number: 2006/020117/21 • VAT Registration Number: 4460235999

PRETORIA OFFICE

319 Alpine Way, Lynnwood, Pretoria,
PO Box 13461, Hatfield 0028
Docex 28, Hatfield

CAPE TOWN OFFICE

Equity House, Third Floor
107 St. Georges Mall
Cape Town
Docex 8 - Cape Town

JOHANNESBURG OFFICE

70 11th Street
Parkmore
Sandton

Directors: E. De Beer & M. Mohamed

Senior Associates: C. De Lange, Y. Alli, C. De Beer, C. Nel, N. Crous, L. Coetzee, R. Ismail, M. Botha, F. Mohamed Theba, C. Blygnaut, A. Britz, T. Nketshisa, X. Du Preez,
G. Roelofse, M. Cilliers & R. Beneke

Associates: N. Omar

Professional Assistants: L. Smit, V. Tooray, K. Komane & M. Tshetu

CERTAIN:

1. A UNIT CONSISTING OF –

- (A) SECTION NO 7 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS183/1994 IN THE SCHEME KNOWN AS TENERIFE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT SAVOY ESTATE TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 104 (ONE HUNDRED AND FOUR) SQUARE METRES IN EXTENT; AND**
- (B) 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 ST14112/2021

SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED

- 2. AN EXCLUSIVE USE AREA DESCRIBED AS G6 MEASURING 17 (SEVENTEEN) SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS TENERIFE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT SAVOY ESTATE TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS183/1994 HELD BY NOTARIAL DEED OF CESSION NUMBER SK1560/2021 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION**

ALSO KNOWN AS: SECTION 7 TENERIFE, 44 AINTREE STREET, SAVOY ESTATE, JOHANNESBURG.

The following information is furnished regarding improvements on the property although **nothing in this respect is guaranteed:**

LOUNGE, DINING ROOM, 2 BEDROOMS, BATHROOM.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by way of an electronic funds transfer or in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the **SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the **SHERIFF HALFWAY HOUSE**.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
 - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
 - (b) FICA-legislation in respect of proof of identity and address particulars;
 - (c) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand) (refundable);
 - (d) Registration conditions;
 - (e) 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. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

DATED AT PRETORIA ON 3 FEBRUARY 2026

PLAINTIFF'S ATTORNEYS
VEZI DE BEER INCORPORATED
319 Alpine Road
Lynnwood
P O BOX 13461
HATFIELD 0028
Tel: (012) 361-5640
REF: R ISMAIL/OM/MAT81211
E-mail: ofentse@vezidebeer.co.za



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 12:07	Scheme Number	183
Reference	-	Scheme Type	UNIT
Report Print Date	2026/02/25 12:07	Unit Number	7
Scheme Name	TENERIFE	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS TENERIFE	Local Authority	CITY OF JOHANNESBURG
Scheme Number	183	Province	GAUTENG
Situated at	SAVOY ESTATE , 126	Extent	104.0000
Scheme Year	1994	LPI Code	TOIR05930000012600000
Unit Number	7	Registration Division	NOT AVAILABLE
Previous Description	-	Co-ordinates (Lat/Long)**	-26.128543 / 28.084583
Suburb / Town**	SAVOY ESTATE		

OWNER INFORMATION (1)

TSHABALALA ISAAC			Owner 1 of 1
Person Type**	PRIVATE PERSON	Document	ST14112/2021
ID Number		Microfilm / Scanned Date	-
Name	TSHABALALA ISAAC	Purchase Price (R)	660 000
Multiple Owners**	NO	Purchase Date	2020/10/26
Multiple Properties**	NO	Registration Date	2021/03/11
Share (%)	-		

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-3373/2025AT	117608/2023	-	-
2	SB10093/2021	S B GUARANTEE CO (RF) PTY LTD	660 000	-
3	VA2690/2001	TUUNAINEN MARCO PETTERRI	-	-
4	VA2691/2001	TUUNAINEN MARCO PETTERRI	-	-

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).



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

ISAAC TSHABALALA
 44 AINTREE AVENUE
 SAVOY ESTATE
 2090

Date	2026/01/06
Statement for	January 2026
Physical Address	44 AINTREE AVENUE
Stand No./Portion	7 TENERIFE
Township	SAVOY ESTATE

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
104 m2	1	2023/07/01	E1	Market Value R 643,000.00	Region E WARD 74

Invoice Number : 202001441444	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 556928783	(PIN Code:269117)
--------------------------	-------------------

Previous Account Balance	23,370.87
Sub Total	23,370.87
Interest on Arrears	39.56
Current Charges (Excl. VAT)	518.82
VAT @ 15%	36.90

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
21,710.24	834.31	826.32	595.28	0.00	23,966.15

Total Due	23,966.15
Due Date	2026/01/21

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 # 31 Oct 2026. For more info, visit www.joburg.org.za.
 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 : 2026/01/06 ISAAC TSHABALALA
 Acc. No. : 556928783 - 44 AINTREE AVENUE , SAVOY ESTATE

EasyPay	>>>>> 91115 5569287831
SAPO	0146 556928783

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 556928783

>>>>> 516008800111159 55692878305

PRIME PROPERTY INVESTMENTS

IN ASSOCIATION WITH ALEC MASSEL REAL ESTATE (PTY) LTD

Company Reg. No. 94/02480/07

Vat Reg. No. 4420143952

Prime Property Investments (Pty) Ltd
11 Linksfield Road, Dunvegan, Edenvale, 1609
Postnet Suite 90, Private Bag X8, Highlands North, 2037
Building matters: primeprop@p-p-i.co.za
Account Queries: accounts@p-p-i.co.za
Insurance queries: insurance@p-p-i.co.za
Telephone: 011 887 5244 Facsimilie: 011 887 5245

TAX INVOICE

Date: 01 Feb 2026 Property: 105 Tenerife Body Corporate [Door No. 105] Invoice Number: COPY 3362*5.022026

Mr I Tshabalala
105 Tenerife
Savoy Estate
Johannesburg
2090

Staff Contacts: Portfolio Manager	Name: Jacqui von Allmen	Email: primeprop@p-p-i.co.za	Property Address: TENERIFE BODY CORPORATE 44 AINTREE AVE SAVOY ESTATE JOHANNESBURG 2090
---	-----------------------------------	--	---

Client Acc. No: 33620005000

Meter Readings/Dates	Opening:	Closing:	Consumed:
Electricity	6 21 NOV 2025	1012 22 DEC 2025	1006
Water			0

PAYMENTS ARE DUE ON 1ST DAY OF EACH MONTH

Date	Description	Vat	Amount (incl. Vat)
	Balance B/f		370,288.45
01 Feb 2026	Parking Levy		187.00
01 Feb 2026	Basic Levy		1,619.87
01 Feb 2026	Reserve Levy		453.60
22 Dec 2025	Electricity		3,365.56
22 Dec 2025	Gas 6036		275.94
01 Feb 2026	Interest On Odue Bal [at Bal 370,149.81 X 10.25% Pa]		3,222.33
01 Feb 2026	Csos Levy - 02/2026 [3362*5-1619.87]		22.40
SUB-TOTAL		0.00	379,435.15
TOTAL DUE (incl. Vat)			379,435.15

Want to pay by debit order? <http://www.unibase.co.za/amdo.pdf>

WISHING ALL OUR CLIENTS A HAPPY, HEALTY AND PEACEFUL 2026

Standard Bank Account Details:

Bank account name: Prime Property Investments (Pty) Ltd
Branch name: Boksburg
Branch code: 011842
Account number: 020694245

Client Acc. No.: Please use **Client Account Number** displayed above

For **SBSA branch deposits** - CIN no: 771B to be used in place of bank account number
Internet banking - use the banks pre-loaded Company details.

Important notes regarding payments:

- *Recent payments may not yet reflect on this statement
- *Owners are encouraged to pay accounts electronically in order to avoid unnecessary bank charges
- *Payments will be allocated first to interest/penalties and then the oldest debt