

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA GAUTENG DIVISION PRETORIA

Case Number: **3498/2024**

In the matter between:

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

PLAINTIFF

and

BOUSFIELD SPHENI NGCONGO
(IDENTITY NUMBER: 790604 5678 084)

FIRST DEFENDANT

LINDOKUHLE NONJABULO NGCONGO
(IDENTITY NUMBER: 850331 0585 083)

SECOND 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 **R609 000.00**, will be held by the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY** the **9TH** of **DECEMBER 2025** at **11:00** of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the **SHERIFF HALFWAY HOUSE** during office

• 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



hours.

CERTAIN:

A UNIT CONSISTING OF –

- (A) SECTION NO 221 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS946/2016 IN THE SCHEME KNOWN AS THE WEST END IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERAND GARDENS EXTENSION 136 AND ERAND GARDENS EXTENSION 137 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 87 (EIGHTY SEVEN) 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 NUMBER ST25439/2020

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

ALSO KNOWN AS: UNIT 221 THE WEST END, PAVAROTTI ROAD, ERAND GARDENS EXTENSION 136.

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

SINGLE STOREY, ATTACHED, BRICK WALLS, TILE ROOF, TILE/CARPET FLOORS, LOUNGE, 3 BEDROOMS, KITCHEN, 2 BATHROOMS, 2 SHOWERS, 2 TOILETS, OUTBUILDING: BALCONY, GARDEN, FENCED, PAVING, SWIMMING POOL.

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 14 OCTOBER 2025

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/MAT82741
E-mail: Louisa@vezidebeer.co.za



SS THE WEST END 946, U:221 (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 THE WEST END 946, U:221 (PRETORIA)
Reference	MAT82741 (OFENTSE)
Date	25/09/2025

SCHEME INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS THE WEST END
Scheme Number / Year	946/2016
Unit Number	221
Situated At	ERAND GARDENS EXT 136;835;0
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	87.0000
LPI Code	TOJR00790000083500000
Street Address	-

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
NGCONGO BOUSFIELD SPHENI		R1 030 000,00	17/02/2020
NGCONGO LINDOKUHLE NONJABULO		R1 030 000,00	17/02/2020

OWNER INFORMATION

Owner 1 of 2

Owner Name	NGCONGO BOUSFIELD SPHENI
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST25439/2020
Purchase Date	17/02/2020
Registration Date	24/06/2020
Purchase Price	R1030000.00
Multiple Owners	YES
Multiple Properties	-
Share	-
Microfilm Reference No.	20200729 12:17:26

OWNER INFORMATION (CONTINUED)**Owner 2 of 2**

Owner Name	NGCONGO LINDOKUHLE NONJABULO
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST25439/2020
Purchase Date	17/02/2020
Registration Date	24/06/2020
Purchase Price	R1030000.00
Multiple Owners	YES
Multiple Properties	-
Share	-
Microfilm Reference No.	20200729 12:17:26

ENDORSEMENT(S)

Document Number	Microfilm Reference Number	Institution	Value
I-2907/2025AT	20250919 10:46:58	3498/2024	R0,00
SB16643/2020	20200729 12:19:50	S B GUARANTEE CO (RF) PTY LTD	R1 030 000,00
SK7467/2016S	20170608 07:42:34	-	R0,00

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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

B S & L N NGCONGO
136 9TH AND 11TH ROAD UNIT 749
ERAND GARDENS EXT 136
1685

Date	2025/10/06
Statement for	October 2025
Physical Address	31 BRY-ANT CRESCENT
Stand No./Portion	221 THE WEST END
Township	ERAND GARDENS EXT.137

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
87 m2	1	2023/07/01	A1	Market Value R 1,044,000.00	REGION A WARD 112

Invoice Number : 76006439353	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 556465316	(PIN Code:266332)
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Previous Account Balance	46,017.32
Sub Total	46,017.32
Interest on Arrears	53.06
Current Charges (Excl. VAT)	918.77
VAT @ 15%	49.05

Total Due	47,038.20
Due Date	2025/10/29

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
43,508.60	1,254.90	1,253.82	1,020.88	0.00	47,038.20

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 B S & L N NGCONGO
Acc. No. : 556465316 - 31 BRY-ANT CRESCENT , ERAND GARDENS EXT.137

EasyPay >>>>> 91115 5564653169

SAPO 0146 556465316

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 556465316

>>>>> 516008800111159 55646531603



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

23 October 2025

Our Ref: TWE0221C

Your Ref: UNIT 221 THE WEST END

Bousfield Spheni Ngcongco & Lindokuhle Nonjabulo Ngcongco

Please see below figures as requested:

As of today's date, the total amount outstanding is R177 613.68 which includes August 2025 Levies and charges.

Monthly costs:

Levy	R	1 364.00
CSOS Levy	R	17.28
Effluent	R	802.39
Reserve levy	R	74.00

This account has been handed over to Sutherland Kruger Attorneys. Please stefanie@sutherlandkruger.com with regards to legal fees. Their reference number is Z21999, Z21025.

Please note that these are not CLEARANCE FIGURES

Yours faithfully,

M.D. KUTUMELA
DEBTORS ASSISTANT

THIS COMMUNICATION HAS BEEN DISPATCHED ELECTRONICALLY AND IS THEREFORE UNSIGNED