

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, JOHANNESBURG)

CASE NUMBER: 2021/31284

In the matter between:

SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED

(Registration Number: 2006/021576/07)

APPLICANT

and

SITHEMBISO FEDERICK MABANGA

(Identity Number: 830209 5100 089)

RESPONDENT

AUCTION

NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY

In execution of a judgment of the High Court of South Africa, Gauteng Local Division – Johannesburg in the suit, a sale to the **highest bidder**, subject to a court set reserve of R4 506 291.00, will be held at the offices of the Sheriff **HALFWAY HOUSE-ALEXANDRA**, at **614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY, 9 DECEMBER 2025** at **11h00** of the undermentioned property of the Defendant in accordance with the Consumer Protection Act 68 of 2008 as amended, on the conditions which may be inspected at the office of the Sheriff, prior to the sale.

- a) **ALL OF THE MORTGAGOR’S RIGHT, TITLE AND INTEREST IN AND TO: THE NOTARIAL DEED OF LEASE NUMBER K6417/2013L ENTERED INTO BETWEEN WATERFALL COUNTRY ESTATE WUQF PROPRIETARY LIMITED REGISTRATION NUMBER 2004/013593/07 AND JAMES DALLAS AND LISA ASHWORTH AND CEDED TO THE MORTGAGOR BY NOTARIAL**

DEED OF CESSION AND ASSIGNMENT OF LEASE NUMBER K6535/2015 IN RESPECT OF

CERTAIN : ERF 2928 JUJSKEI VIEW, EXTENSION 58 TOWNSHIP

LOCAL AUTHORITY : CITY OF JOHANNESBURG

REGISTRATION DIVISION : IR

THE PROVINCE OF : GAUTENG

**MEASURING : 569 (FIVE HUNDRED AND SIXTY NINE) Square
Meters**

**HELD BY : CERTIFICATE OF REGISTERED TITLE NUMBER
T84983/2013**

**SITUATE AT : ERF 2928 ERF GARIEP DRIVE, WATERFALL COUNTRY
ESTATE, JUJSKEI VIEW EXT 58,**

ZONED : RESIDENTIAL

MAGISTARIAL DISTRICT : RANDBURG

**SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE
CONDITIONS IMPOSED IN FAVOUR OF WATERFALL COUNTRY ESTATE, HOME OWNERS
ASSOCIATION NPC, REGISTRATION NUMBER 22009/012918/08**

The property is situated at **ERF 2928 GARIEP DRIVE, WATERFALL COUNTRY ESTATE, JUJSKEI
VIEW EXT 58,**

consisting of:

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

**Storey: double / freestanding
Walls: Brick, Roof: Corrugated, Floors: Tiles**

Rooms: Lounge, dining room, 4 bedrooms, kitchen, pantry, scullery, 4 bathrooms, 3 showers, 4 toilets, 2 baths

Other: Pool, double garage, patio, balcony

Outbuilding: staff quarters

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, if applicable, and a minimum of R3,000.00 plus, if applicable
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 property may be taken possession of 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.

The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff,
HALFWAY HOUSE-ALEXANDRA, at 614 JAMES CRESCENT, HALFWAY HOUSE

5. The office of the Sheriff **HALFWAY HOUSE-ALEXANDRA** will conduct the sale.

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 (FIFTY THOUSAND RAND)** - in cash
- (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 the 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, during office hours, at the office of the Sheriff, **HALFWAY HOUSE-ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE.**

DATED at BEDFORDVIEW on this 9TH DAY OF OCTOBER 2025

STUPEL & BERMAN INC.
EXECUTION CREDITOR'S ATTORNEYS
1st Floor, 2 Bradford Road
Bedfordview
P O Box 885 Bedfordview 2008
Docex 27, Bedfordview
Telephone: 011 776 3000
e-mail **Nelson@stupelberman.co.za**
REF: Mr N Xaba/110086



a world class African city

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

SITHEMBISO FEDERICK MABANGA S
2928 GARIEP DRIVE
JUKSKEI VIEW EXT.58
2090

Date	2025/08/06
Statement for	August 2025
Physical Address	2928 GARIEP DRIVE
Stand No./Portion	00002928 - 00000 - 00
Township	JUKSKEI VIEW EXT.58

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
569 m2		2024/02/01	A1	Market Value R 5,364,000.00	Region A Ward 132

Invoice Number	: 166005908566	Group :	Next Reading Date	:
Client VAT Number	:		Deposit Paid	: R 310.07

Account Number 558441811

(PIN Code:246255)

Previous Account Balance		48,882.92
Less: Incoming Payment (Last Payment Made 2025/07/10)		- 1,350.00
Payment Transfer		- 8,400.00
Sub Total		39,132.92
Current Charges (Excl. VAT)		5,395.71
VAT @ 15%		205.18
Installment Plan Request	47,532.92	-47,532.92
Installment Deposit	- 8,400.00	8,400.00
Installment Due	- 2,301.93	2,301.93
Installment Outstanding	36,830.99	

Total Due 7,902.82

Due Date 2025/09/01

90 Days+	60 Days	30 Days	Current	Installment Plan	Total Outstanding
0.00	0.00	0.00	7,902.82	36,830.99	44,733.81

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.

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 : 2025/08/06 SITHEMBISO FEDERICK MABANGA SITHEMBISO
Acc. No. : 558441811 - 2928 GARIEP DRIVE, , JUKSKEI VIEW EXT.58

EasyPay >>>>> 91115 5584418114

SAPO 0146 558441811

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 558441811

>>>>> 516008800111159 55844181109

Account Number 558441811			
Johannesburg Water			
Water & Sanitation	VAT No. 4270191077	Amount	Sub Total
(Reading period = 2025/06/11 to 2025/07/14 = 34 days) Meter: 2254610; Register: 1; Multiply factor: 1; Start reading: 239.000; End reading: 250.000; Difference: 11.000; Consumption: 11.000; Units: KL; Type: Actual Readings. Daily average consumption 0.324 KL Charges for 11.000 KL are based on a sliding scale for a 34 day period Step 1 3.943 KL @ R 0.0000 (Billing Period 2025/08) Step 2 2.528 KL @ R 26.200 Step 1 2.760 KL @ R 0.0000 (Billing Period 2025/08) Step 2 1.769 KL @ R 29.840 Extended Social Package Grant Demand Management Levy Sewer monthly charge based on Stand size 569 m2 (Billing Period 2025/08) VAT: 15.00% (Total Amount: 881.83)		0.00 66.22 0.00 52.80 0.00 65.08 697.73 132.28	1,014.11
City Power			
Electricity	VAT No. 4710191182		
Unbilled Electricity; Eskom supply VAT: 15.00%		0.00 0.00	0.00
City of Johannesburg			
Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Residential R 5,364,000.00 X R 0.0095447 / 12 (Billing Period 2025/08) Less rates on first R300 000.00 of market value VAT: 0 %		4,266.50 - 238.62 0.00	4,027.88
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse Residential VAT: 15.00% (Total Amount: 486.00)		486.00 72.90	558.90
Current Charges (Incl. VAT)			5,600.89

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.



Company Reg. No. 1989/003678/07
Vat Reg. No. 4390110577



**WATERFALL
CITY**

Remit To:
P O Box 782813
Sandton
2146
Account Queries Tel:0112145200

TAX INVOICE

Date	Invoice Number:	Property:
24 JUL 2025	COPY 952C2928003 082025	2928 WATERFALL COUNTRY ESTATE HOME OWNERS' ASSOCIATION
Mr Sif Mabanga 2928 Cariep Drive Waterfall Country Estate Midrand 1686	Staff Contacts: Client Account Administrator: Samashni Chetty Portfolio Manager: Jillian Hendricks Maintenance Administrator: Nadine De Villiers Divisional Manager: Jillian Hendricks	Name: Samashni Chetty Jillian Hendricks Nadine De Villiers Jillian Hendricks Email: samashnic@trafalgar.co.za jillianh@trafalgar.co.za Nadinedevilliers@trafalgar.co.za jillianh@trafalgar.co.za Property Address: WATERFALL COUNTRY ESTATE HOA RFALL DRIVE;GATE 6;JUKSKEI VIEW EXT 19 MIDRAND 1685

Client Acc. No: 952C2928003
Use as your payment reference

Date	Description	Vat	R.
	BALANCE B/F		27,058.71
09 JUL 2025	Receipt 09 Jul 2025		-10,000.00
01 AUG 2025	Levy		3,609.49
01 AUG 2025	Csco Levy - 08/2025		40.00
23 MAY 2025	Legal Fees - Ceronio Attorneys Trust Inv: 22032		610.00
14 JUL 2025	Click On - 01/06/2025 - 30/06/2025		
01 AUG 2025	Interest On Odue Bal [Jun 2025] [at 13.75 % pa]		259.71
	SUB-TOTAL	0.00	21,577.91
		TOTAL DUE (incl. Vat)	21,577.91

Payment details:

Trafalgar Property Management
Standard Bank
Account number: 270739335
Branch: Thibault Square (020909)

Please note that the above is your monthly levy statement only. Your rates and taxes statement is available on the Waterfall Community Portal www.waterfall-estate.co.za/community-portal and is payable directly to the City of Johannesburg.

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

CHANGE OF ADDRESS: As required by law, please send us your new address within 14 days of any change of address

Remember to view your statements online: www.trafalgar.co.za Click on Property Portal Login: 952C.2928 Password: sthem2010@gmail.com

Useful Links

Please follow this link for Payment options:

<http://s://www.trafalgar.co.za/paymentoptions.pdf>

Please follow this link to download the debit order form:

<http://s://www.trafalgar.co.za/debitorderform.pdf>

Trafalgar Monthly E-Magazine:

<http://s://www.estate-living.co.za/trafalgar/>

WinDeed Database D/O Property

JUKSKEI VIEW EXT 58, 2928, 0, PRETORIA

Lexis® WinDeed



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.

SEARCH CRITERIA

Search Date	2025/08/14 09:25	Erf Number	2928
Reference	nelson	Portion Number	-
Report Print Date	2025/08/14 09:26	Deeds Office	Pretoria
Township	jukskei view ext 58	Search Source	WinDeed Database

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T84983/2013
Township	JUKSKEI VIEW EXT 58	Local Authority	CITY OF JOHANNESBURG
Erf Number	2928	Province	GAUTENG
Portion Number	0	Extent	569.0000SQM
Registration Division	IR	LPI Code	TOIR09580000292800000
Previous Description	-		

OWNER INFORMATION (1)

WATERFALL COUNTRY ESTATE WUQF PTY LTD		Owner 1 of 1	
Company Type	2	Document	T84983/2013
Registration Number		Microfilm / Scanned Date	-
Name	WATERFALL COUNTRY ESTATE WUQF PTY LTD	Purchase Price (R)	CRT
Multiple Owners	NO	Purchase Date	-
Multiple Properties	NO	Registration Date	2013/10/23
Share (%)	-		

ENDORSEMENTS (5)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	K6417/2013L	DALLAS JAMES JOHN	-	20181120 09:34:02
2	B39885/2018	S B GUARANTEE CO (RF) PTY LTD	5 200 000	-

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