

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

Case Number : 43834 / 2023

In the matter between :

SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff /
(Registration Number : 2006/021576/07) Execution Creditor

and

KABELO ANTHONY KAWENG Defendant /
(Identity Number : 820526 5626 08 2) Execution Debtor

AUCTION
NOTICE OF SALE IN EXECUTION : IMMOVABLE PROPERTY

In terms of a judgment granted on 31 JULY 2025, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on **TUESDAY 24 FEBRUARY 2026** at 11h00 in the morning at the **OFFICE OF THE SHERIFF OF THE HIGH COURT, HALFWAY HOUSE – ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE**, subject to a reserve of **R709 043,33 (SEVEN HUNDRED AND NINE THOUSAND AND FORTY THREE RAND AND THIRTY THREE CENTS)**.

DESCRIPTION OF PROPERTY

A Unit consisting of :

- (a) Section No **151** as shown and more fully described on Sectional Plan No. **SS785/2005**, in the scheme known as **COUNTRY VIEW** in respect of the land and building or buildings situated at **COUNTRY VIEW EXTENSION 13**

TONWSHIP, 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 NUMBER ST18872/2016

Street address : No. 29 Sonneblom Road, 151 Country View, Midrand, Extension 13

MAGISTERIAL DISTRICT : RANDBURG

IMPROVEMENTS

1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom, 1 x Shower, 1 x Toilet

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".

Zoning : Residential

1. TERMS

The purchase price shall be paid as follows :

- 1.1 a deposit of **10% (TEN PERCENT)** of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale;
- 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within **21 (TWENTY ONE)** days from the date of the sale.

2. CONDITIONS

The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the **OFFICE OF THE SHERIFF OF THE HIGH COURT, HALFWAY HOUSE - ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE.**

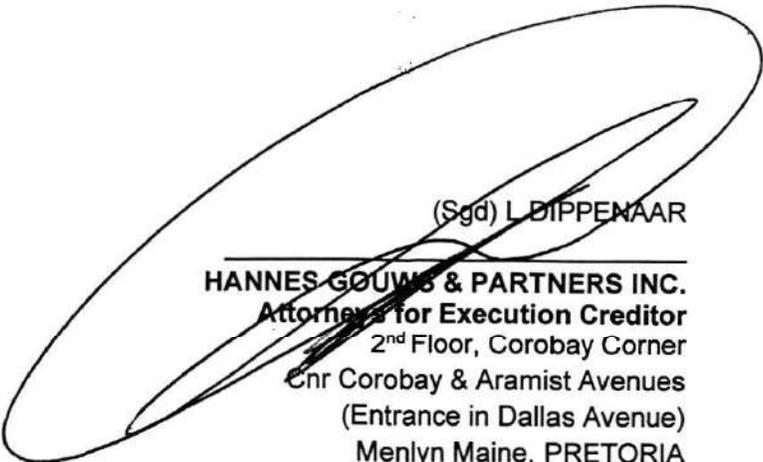
Registration as buyer is a pre-requisite subject to conditions, *inter alia* :

- (a) Directive of the Consumer Protection Act 68 of 2008
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- (b) Fica-Legislation, proof of identity and address and particulars.
- (c) Payment of a refundable registration fee of R50 000,00 by way of EFT.
- (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA.

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.

The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

SIGNED at PRETORIA on this 17th day of DECEMBER 2025.



(Sgd) L DIPPENAAR

HANNES GOUWS & PARTNERS INC.

Attorneys for Execution Creditor

2nd Floor, Corobay Corner

Cnr Corobay & Aramist Avenues

(Entrance in Dallas Avenue)

Menlyn Maine, PRETORIA

Ref.: FORECLOSURES/MAT17323/TH

Tel: (012) 321-1008

Fax: (012) 346-2239

E-mail : litigation@hannessgouws.co.za

TO : THE ACTING SHERIFF OF THE HIGH COURT
HALFWAY HOUSE



SS COUNTRY VIEW 785, U:151 (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 COUNTRY VIEW 785, U:151 (PRETORIA)
Reference	TRACEY
Date	14/01/2026

SCHEME INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS COUNTRY VIEW
Scheme Number / Year	785/2005
Unit Number	151
Situated At	COUNTRY VIEW EXT 13;644;0
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	104.0000
LPI Code	TOJR00400000064400000
Street Address	-

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
KAWENG KABELO ANTHONY		R880 000,00	12/11/2015

OWNER INFORMATION

Owner 1 of 1

Owner Name	KAWENG KABELO ANTHONY
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST18872/2016
Purchase Date	12/11/2015
Registration Date	16/03/2016
Purchase Price	R880000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20160421 15:05:49

ENDORSEMENT(S)

Document Number	Microfilm Reference Number	Institution	Value
I-3353/2025AT	20251028 12:46:31	43834/2023	R0,00
SB11208/2016	20160421 15:06:55	SB GUARANTEE COMPANY (RF) (PTY) LTD	R880 000,00
SK6150/2005S	20050101 18:48:22	-	R0,00

REPORT INFORMATION

Date of Information	14/01/2026 13:33	
Print Date	14/01/2026 13:33	
Generated By	TRACEY HEYDENREICH	
Reference	TRACEY	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

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TAX INVOICE

KABELO ANTHONY KAWENG
151 COUNTRY VIEW
644RE SONNEBLOM ROAD
COUNTRY VIEW EXT.13

You can contact us in the following ways

Phone:
Tel: 0860 56 28 74
Fax: (011) 358-3408/9

Correspondence:
P O BOX 5000
JOHANNESBURG
2000

E-mail:
joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 4760117194 VAT NO: PIKITUP: 4790191292
VAT NO: JOHANNESBURG WATER: 4270191077 VAT NO: CITY POWER: 4710191182

Date	2026/01/07
Statement For	January 2026
Physical Address	29 SONNEBLOM STREET
Stand No./Portion	151 COUNTRY VIEW
Township	COUNTRY VIEW EXT.13

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
104 m2	1	2023/07/01	A1	Market Value R 884,000.00	REGION A WARD 112

Invoice Number: 220000471615 Next Reading Date: 2026/01/22
Client VAT Number: Deposit: R 0.00

Account Number : 554028459

PIN CODE: 280171

Previous Account Balance	5,498.24
Sub Total	5,498.24
Interest on Arrears	41.81
Current Charges (Excl. VAT)	774.51
VAT @ 15%	46.50

90 DAYS+	60 DAYS	30 DAYS	CURRENT	INSTALLMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
3302.47	1107.69	1088.08	862.82	0.00	6361.06	6,361.06
						Due Date
						2026/01/22

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 : KABELO ANTHONY KAWENG

Acc. No.: 554028459 29 SONNEBLOM STREET

91115 5540284592

0146 554028459

Standard Bank City of Johannesburg Banking details:

Internet Banking - Use the banks pre-loaded Company details
SBSA branch deposits - **CIN no AA45** to be used in place of bank acc. nr.
Client Account No/Deposit Reference 554028459



516008800111159 55402845902

Total Due	6,361.06
Due Date	2026/01/22



Account Number :554028459

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 884,000.00 X R 0.0095447 / 12 (Billing Period 2026/01) Less rates on first R300 000.00 of market value VAT: 0 %		703.13 -238.62 0.00	464.51

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential (Billing Period 2026/01) VAT: 15.00%		310.00 46.50	356.50

Current Charges (Including VAT) 821.01

Where can a payment be made?

Any CoJ Office; and Post Office; and EasyPay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How to make a payment

By debit order, cash or debit card
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When to make a payment

Payments must reach the 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.



Country View Body Corporate

ADDRESS

Reg No: SS 616/2013

Email: maintenance2@asiproperty.co.za

Contact No.: 073-341-5740 or 011-794-8648

KAWENG KABELO ANTHONY

Unit No 151

Reference: KAW001-U151

Tel: 27732498171

Email: kabelokaweng@gmail.com

STATEMENT

DATE

2026-01-14

Date	Source	Description	Debit	Credit	Cumulative
2025-03-01		Balance b/f	37646.19	0	37 646.19
2025-03-01	Invoice	INV10987	1990.57	0	39 636.76
2025-03-14	Journal Batch 157	Interest on arrears balance of R 37 646.19 as at 2025-02-28 (15.50% p.a.).	486.26	0	40 123.02
2025-03-28	ABSA: 4103328484	ACB CREDIT KAW001-U151 - "Payment - Thank you"	0	9500.00	30 623.02
2025-04-01	Invoice	INV11281	1990.57	0	32 613.59
2025-04-25	Journal Batch 161	Interest on arrears balance of R 30 623.02 as at 2025-03-31 (15.50% p.a.).	395.55	0	33 009.14
2025-05-01	Invoice	INV11560	1990.57	0	34 999.71
2025-05-02	ABSA: 4103328484	ACB CREDIT KAW001-U151 - "Payment - Thank you"	0	9500.00	25 499.71
2025-06-01	Invoice	INV11817	1990.57	0	27 490.28
2025-06-20	FIRST NATIONAL BANK: 63156415846	KAW001-U151 - "Payment - Thank you"	0	3000.00	24 490.28
2025-06-30	Journal Batch 175	Interest on arrears balance of R 25 499.71 as at 2025-05-31 (15.50% p.a.).	329.37	0	24 819.65
2025-07-01	Invoice	INV12058	1990.57	0	26 810.22
2025-07-31	Journal Batch 177	Interest on arrears balance of R 26 810.22 as at 2025-07-31 (15.50% p.a.).	346.30	0	27 156.52
2025-08-01	Invoice	INV12403	1990.57	0	29 147.09
2025-08-31	Journal Batch 178	Interest on arrears balance of R 29 147.09 as at 2025-08-01 (15.50% p.a.).	376.48	0	29 523.57
2025-09-01	Invoice	INV12722	2656.57	0	32 180.14

120+ days	90+ days	60+ days	30+ days	Current
9 595.80	3 073.16	3 578.54	2 995.60	2 905.13
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 63156415846 Branch Code: 250655				Total Due R 22 148.23
Reference: KAW001-U151 Account Holder: COUNTRY VIEW Account Type: CURRENT Branch Name: UNIVERSAL				

2025-09-29	FIRST NATIONAL BANK: 63156415846	KAW001-U151 - "Payment - Thank you"	0	3000.00	29 180.14
2025-09-30	Journal Batch 179	Interest on arrears balance of R 32 180.14 as at 2025-09-08 (15.50% p.a.).	415.66	0	29 595.80
2025-10-01	Invoice	INV13014	2656.57	0	32 252.37
2025-10-31	Journal Batch 181	Interest on arrears balance of R 32 252.37 as at 2025-10-08 (15.50% p.a.).	416.59	0	32 668.96
2025-11-01	Invoice	INV13303	2656.57	0	35 325.53
2025-11-03	FIRST NATIONAL BANK: 63156415846	ADT CASH DEPOSIT KAW001-U151 - "Payment - Thank you"	0	10000.00	25 325.53
2025-11-07	Journal Batch 182	Interest on arrears balance of R 32 668.96 as at 2025-10-31 (15.50% p.a.).	421.97	0	25 747.50
2025-11-25	Invoice	INV13712	500.00	0	26 247.50
2025-12-01	Invoice	INV13613	2656.57	0	28 904.07
2025-12-03	FIRST NATIONAL BANK: 63156415846	KAW001-U151 - "Payment - Thank you"	0	10000.00	18 904.07
2025-12-08	Journal Batch 184	Interest on arrears balance of R 26 247.50 as at 2025-11-30 (15.50% p.a.).	339.03	0	19 243.10
2026-01-01	Invoice	INV13945	2656.57	0	21 899.67
2026-01-07	Journal Batch 185	Interest on arrears balance of R 19 243.10 as at 2025-12-31 (15.50% p.a.).	248.56	0	22 148.23

120+ days	90+ days	60+ days	30+ days	Current
9 595.80	3 073.16	3 578.54	2 995.60	2 905.13
BANKING DETAILS				Total Due
Bank Name: FIRST NATIONAL BANK Account Number: 63156415846 Branch Code: 250655		Reference: KAW001-U151 Account Holder: COUNTRY VIEW Account Type: CURRENT Branch Name: UNIVERSAL		R 22 148.23