

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

Case Number : 132491 / 2023

In the matter between :

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

and

<b>MMUSI PRINCE MOTSWENYANE</b>	Defendant /
<b>(Identity Number : 750209 5291 08 2)</b>	Execution Debtor

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**AUCTION**  
**NOTICE OF SALE IN EXECUTION : IMMOVABLE PROPERTY**

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In terms of a judgment granted on 25 APRIL 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 30 SEPTEMBER 2024** 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 R373 000,00 (THREE HUNDRED AND SEVENTY THREE THOUSAND RAND).

**DESCRIPTION OF PROPERTY**

**A Unit consisting of :**

- (a) Section No **135** as shown and more fully described on Sectional Plan No. **SS1324/1996**, in the scheme known as **LIMNOS VILLAGE** in respect of the land and building or buildings situated at **VORNA VALLEY EXTENSION 53 TOWNSHIP, LOCAL AUTHORITY : CITY OF JOHANNESBURG** of which

section the floor area, according to the said sectional plan, is **48 (FORTY EIGHT) 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 ST7973/2016**

Street address : No. 135 Limnos Village, 46 Pretorius Street, Vorna Valley, Extension 53, Midrand

**MAGISTERIAL DISTRICT : RANDBURG**

#### **IMPROVEMENTS**

1 x Lounge, 1 x Dining Room, 1 x Kitchen, 1 x Bedroom, 1 x Bathroom, 1 x Shower, 1 x Toilet, 1 x Carport (1<sup>st</sup> floor unit)

The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOT".

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 1<sup>st</sup> day of AUGUST 2025.



(Sgd) (MS) C BEZUIDENHOUT

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**HANNES GOUWS & PARTNERS INC.**  
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**TO : THE ACTING SHERIFF OF THE HIGH COURT  
HALFWAY HOUSE**