

**IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION PRETORIA**

Case number: 34640 / 2023

In the matter between:

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

Plaintiff / Execution
Creditor

And

**EDGAR THEMBINKOSI NGOBESE
(IDENTITY NUMBER : 720902 5392 08 5)**

First Defendant /
Execution Debtor

**SYBIL LERATO NGOBESE
(IDENTITY NUMBER : 721002 0614 08 5)**

Second Defendant /
Execution Debtor

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

In terms of a judgement granted on 13 NOVEMBER 2023, 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 APRIL 2024** at **11h00** in the morning at the **OFFICE OF THE SHERIFF OF THE HIGH COURT, HALFWAY HOUSE – ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE**, to the highest bidder, subject to a reserve price of **R970 111.00 (NINE HUNDRED AND SEVENTY THOUSAND ONE HUNDRED AND ELEVEN RAND)**.

DESCRIPTION OF PROPERTY

A Unit consisting of :

- (a) Section No **61** as shown and more fully described on Sectional Plan No. **SS684/2017**, in the scheme known as **ETUDE** in respect of the land and building or buildings situated at **ERF 1668 SAGEWOOD EXTENSION 20 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG** of which section the floor area, according to the said sectional plan, is **95 (NINETY FIVE) 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 ST9148/2018

SUBJECT TO THE CONDITIONS CONTAINED THEREIN

Street address : No. 61 Etude, 47 Mozart Lane, Sagewood, Extension 20, Midrand

IMPROVEMENTS

1 x Lounge, 1 x Kitchen, 3 x Bedrooms, 2 x Bathrooms, 2 x Showers, 2 x Toilets

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

Magisterial District : MIDRAND

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**

- 2.1 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.**
- 2.2 The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at **11:00**. The highest bidder 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.**

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.infp.gov.za/view/DownloadFileAction?id=99961](http://www.infp.gov.za/view/DownloadFileAction?id=99961))
- (b) Fica-Legislation, proof of identity and address and particulars.
- (c) Payment of a registration fee in the amount of R50 000,00 in cash or EFT that must reflect in the Sheriff's account prior to the sale.
- (d) Registration Conditions.

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 1st day of MARCH 2024.