

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION
PRETORIA

Case Number: **45749/2023**

In the matter between:

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

PLAINTIFF

and

SHIKWABE TRADING ENTERPRISE CC
(REGISTRATION NUMBER: 2007/239143/23)

FIRST DEFENDANT

MUHLE MARCIA HLONGWANE
(IDENTITY NUMBER: 950526 0330 088)

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 **R1 500 000.00**, will be held by the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY the 28TH of OCTOBER 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

Directors: E. De Beer & M. Mohamed
Senior Associates: C. De Lange, Y. Ali, C. De Beer, C. Nel, N. Crous, L. Coetzee, R. Ismail, M. Botha, F. Mohamed Theba, C. Blignaut, A. Britz, T. Nketshisa, X. Du Preez & G. Roelofse
Associates: M. Cilliers, R. Beneke
Professional Assistants: L. Smit, V. Tooray & K. Komane

hours.

CERTAIN:

A UNIT CONSISTING OF –

- (A) SECTION NUMBER 114 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS298/2019, IN THE SCHEME KNOWN AS UMTUNZI VALLEY IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT CARLSWALD ESTATE EXTENSION 35 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 122 (ONE HUNDRED AND TWENTY TWO) 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 ST35354/2019

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

ALSO KNOWN AS: UNIT 114 UMTUNZI VALLEY, CARLSWALD, MIDRAND.

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

SINGLE FREESTANDING 1ST FLOOR UNIT, CARPET FLOORS, LOUNGE, DINING ROOM, STUDY, 3 BEDROOMS, KITCHEN, PANTRY, SCULLERY, LAUNDRY, 2 BATHROOMS, 2 SHOWERS, 2 TOILETS, GARDEN.

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 1 SEPTEMBER 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/EM/MAT78042
E-mail: Louisa@vezidebeer.co.za



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

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.

**** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.**

SEARCH CRITERIA

Search Date	2025/09/27 09:46	Scheme Number	298
Reference	-	Scheme Type	UNIT
Report Print Date	2025/09/27 09:55	Unit Number	114
Scheme Name	UMTHUNZI VALLEY	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS UMTUNZI VALLEY	Local Authority	CITY OF JOHANNESBURG
Scheme Number	298	Province	GAUTENG
Situated at	CARLSWALD ESTATE EXT 35 242,0	Extent	122.0000
Scheme Year	2019	LPI Code	TOJR05880000024200000
Unit Number	114	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	-		

OWNER INFORMATION (1)

SHIKWABE TRADING ENTERPRISE CC		Owner 1 of 1	
Company Type**	CLOSE CORPORATION	Document	ST35354/2019
Registration Number	200723914323	Microfilm / Scanned Date	-
Name	SHIKWABE TRADING ENTERPRISE CC	Purchase Price (R)	1 690 000
Multiple Owners**	NO	Purchase Date	2018/08/03
Multiple Properties**	NO	Registration Date	2019/06/10
Share (%)	-		

DISCLAIMER

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ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-673/2024AT	45749/2023	-	-
2	SB22044/2019	S B GUARANTEE CO (RF) PTY LTD	1 690 000	-

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a world class African city

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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

SHIKWABE TRADING ENTERPRISE CC
242 CARLSWALD ESTATE EXT.35 TS
CARLSWALD ESTATE EXT.35

Date	2025/09/04
Statement for	September 2025
Physical Address	242 CARLSWALD ESTATE EXT.35 TS
Stand No./Portion	114 UMTUNZI VALLEY
Township	CARLSWALD ESTATE EXT.35

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
122 m2	1	2023/07/01	A1	Market Value R 1,476,000.00	Region A Ward 132

Invoice Number : 58006504499	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 556150849	(PIN Code:266758)
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Previous Account Balance	42,561.34
Less: Incoming Payment (Last Payment Made 2025/08/29)	- 3,500.00
Sub Total	39,061.34
Interest on Arrears	64.94
Current Charges (Excl. VAT)	1,262.38
VAT @ 15%	49.05

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due	40,437.71
35,819.91	1,625.83	1,615.60	1,376.37	0.00	40,437.71	Due Date	2025/09/19

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 : 2025/09/04 SHIKWABE TRADING ENTERPRISE CC
Acc. No. : 556150849 - 242 CARLSWALD ESTATE EXT.35 TS , CARLSWALD ESTATE

EasyPay	>>>>> 91115 5561508499
SAPO	0146 556150849

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 556150849

>>>>> 516008800111159 55615084905

Account Number 556150849			
City Power			
Electricity	VAT No. 4710191182	Amount	Sub Total
Unbilled Electricity: Eskom supply		0.00	
VAT: 15.00%		0.00	0.00
City of Johannesburg			
Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Residential			
R 1,476,000.00 X R 0.0095447 / 12 (Billing Period 2025/09)		1,174.00	
Less rates on first R300 000.00 of market value		- 238.62	
VAT: 0 %		0.00	935.38
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse Residential		327.00	
VAT: 15.00% (Total Amount: 327.00)		49.05	376.05

Current Charges (Incl. VAT)	1,311.43
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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.

Shikwabe Trading Enterprise Cc Reg 2007/239143/23

Unit 114,
Umthunzi Valley Body Corporate,
24 Walton Road,
Carlswald Estate Ext 35,
Midrand,
1684

Unit No 114
Reference: SHI001-U114
Tel: 27829715944
Email: princesssainahkhoza@gmail.com

STATEMENT

DATE
2025-09-15

Date	Source	Description	Debit	Credit	Cumulative
2025-07-01		Balance b/f	120183.25	0	120 183.25
2025-07-01	Invoice	INV07058	3155.90	0	123 339.15
2025-07-07	Journal Batch 227	Interest on arrears balance of R 120 183.25 as at 2025-06-30 (10.50% p.a.).	1051.60	0	124 390.75
2025-08-01	Invoice	INV07278	3155.90	0	127 546.65
2025-08-08	Journal Batch 236	Interest on arrears balance of R 124 390.75 as at 2025-07-31 (10.50% p.a.).	1088.42	0	128 635.07
2025-09-01	Invoice	INV07494	3155.90	0	131 790.97
2025-09-01	FIRST NATIONAL BANK: 63027498525	SHI001-U114 - "Payment - Thank you"	0	1841.48	129 949.49
2025-09-02	FIRST NATIONAL BANK: 63027498525	SHI001-U114 - "Payment - Thank you"	0	20000.00	109 949.49
2025-09-05	Journal Batch 243	Interest on arrears balance of R 128 635.07 as at 2025-08-31 (10.50% p.a.).	1125.56	0	111 075.05

120+ days	90+ days	60+ days	30+ days	Current
94 300.31	4 041.46	4 207.50	4 244.32	4 281.46
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 63027498525 Branch Code: 250655				Total Due R 111 075.05
Reference: SHI001-U114 Account Holder: UMTHUNZI VALLEY Account Type: CURRENT Branch Name: CARLSWALD				