

IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION, PRETORIA

CASE NUMBER: 051361/2023

In the matter between:

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

EXECUTION CREDITOR

and

**SENZO NKOSINATHI TISAKURHULA KHUMALO
(IDENTITY NUMBER: 781003 5415 087)**

EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION AUCTION

In execution of a Judgment of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with a reserve price of **R1 984 000.00**, will be held by the **SHERIFF HALFWAY HOUSE - ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY the 30TH JUNE 2026** at **11h00** of the undermentioned property of the Judgment debtor subject to the conditions of sale which are available for inspection at the offices of the **SHERIFF HALFWAY HOUSE - ALEXANDRA** during office hours:

A Unit consisting of:

- (a) **Section Number 23 as shown and more fully described on Sectional Plan Number SS196/2017, in the scheme known as RIVERBEND ESTATE, KYALAMI in respect of the land and building or buildings situated at ERF 695 KYALAMI HILLS EXTENSION 18 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 251 (TWO HUNDRED AND FIFTY ONE) 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 ST39285/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF KYALAMI POPLAR LANE HOME OWNERS ASSOCIATION, NPC, REGISTRATION NUMBER 2007/028377/08

MAGISTERIAL DISTRICT: JOHANNESBURG

ALSO KNOWN AS: UNIT 23 RIVERBEND ESTATE (1 CHEESEWOOD LANE), KYALAMI, CORNER OF GERALD AND LE ROUX STREETS, KYALAMI HILLS EXTENSION 18, GAUTENG PROVINCE

Particulars of the property and the improvements thereon are provided herewith but are **not guaranteed**.

A dwelling consisting of: **MAIN BUILDING:** Freestanding double storey; Walls: Brick; Roof: Tiles; Floors: Tiles; 1x Lounge; 1x Dining Room; 3x Bedrooms; 1x Kitchen; 1x Pantry; 2x Bathrooms; 2x Showers; 2x Toilets **OUTBUILDING:** Double Garage

Zoning: General residence

Consumer Protection Act 68 of 2008

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 particulars
- (c) Registration Conditions
- (d) prior to the commencement of the auction in order to obtain a buyer's card

- (e) Payment of a registration fee of **R50 000.00** (refundable)
- (f) 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 on shha.online or at 614 James Crescent, Halfway House, Midrand.
- (g) Registration form to be completed before the Auction

The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by way of EFT, on the day of sale.

The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney and shall be furnished to the Sheriff within 21 (twenty-one) days after the sale.

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 in terms of the Conditions.

Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer.

DATED at PRETORIA on the 4th day of **MAY 2026**.



ATTORNEYS FOR PLAINTIFF
 STRYDOM BRITZ MOHULATSI INC.
 BUILDING A, MENLYN WOODS OFFICE PARK
 291 SPRITE AVENUE, FEARIE GLEN
 PRETORIA
 DOCEX: 120, PRETORIA
 TEL NUMBER: (012) 365 1887
 E-MAIL: annette@sbmattorneys.co.za
 REF: MRS A ELS/ MD / DG40485



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COPY OF TAX INVOICE

KHUMALO SENZO NKOSINATHI TISAKURHULA K
1 CHEESEWOOD LANE
KHAYALAMI HILLS EXT.18

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: JOHANNESBURG WATER: 4270191077

VAT NO: PIKITUP: 4790191292
VAT NO: CITY POWER: 4710191182

Date	2026/04/08
Statement For	April 2026
Physical Address	1 CHEESEWOOD LANE
Stand No./Portion	23 RIVERBEND ESTATE, KYALAMI
Township	KYALAMI HILLS EXT.18

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
251 m2	1	2023/07/01	A1	Market Value R2,811,000.00	Region A Ward 132

Invoice Number: 226000536119

Next Reading Date: 2026/04/23

Client VAT Number:

Deposit: R 0.00

Account Number: 555946476

Previous Account Balance

180,739.92

Sub Total

180,739.92

Interest on Arrears

141.69

Current Charges (Excl. VAT)

2,474.24

VAT @ 15%

71.55

90 DAYS+	60 DAYS	30 DAYS	CURRENT	INSTALLMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
174,938.00	2,903.24	2,898.68	2,687.48	0.00	183,427.40	Due Date	183,427.40 2026/04/23

Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with que ries must still be paid; averages apply only to disputed services.

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



EasyPay 91115 5559464762



Postal Office 0146 555946476



516008800111159 55594647601

Date: 2026/04/08 KHUMALO SENZO NKOSINATHI
TISAKURHULA K
Acc. No.: 555946476 1 CHEESEWOOD LANE



Standard Bank City of Johannesburg Banking details:

Internet Banking - Use the banks pre-loaded Company details
SBISA branch deposits - **CIN no AA45** to be used in place of bank acc. nr.
Client Account No/Deposit Reference 555946476

Total Due	183,427.40
Due Date	2026/04/23



Account Number: 555946476

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 2,811,000.00 X R 0.0095447 / 12 (Billing Period 2026/04) Less rates on first R300 000.00 of market value VAT: 0 %		2,235.86 -238.62 0.00	1,997.24

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential (Billing Period 2026/04) VAT: 15.00%		477.00 71.55	548.55

Current Charges (Including VAT)

2,545.79

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.

Terminating electricity and water services?

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.

SNT KHUMALO

Unit No 23

Reference: SEN001-U23

Tel: 0720348848

Email: senzo.khumalo@gmail.com

STATEMENT

DATE

2026-05-08

Date	Source	Description	Debit	Credit	Cumulative
2025-05-08		Balance b/f	129754.58	0	129 754.58
2025-05-15	Journal Batch 549	Interest on arrears balance of R 125 966.50 as at 2025-04-30 (0.94% p.m.).	1184.09	0	130 938.67
2025-06-01	Invoice	<u>INV16621</u>	3788.08	0	134 726.75
2025-06-23	Journal Batch 562	Interest on arrears balance of R 130 938.67 as at 2025-05-31 (0.94% p.m.).	1230.82	0	135 957.57
2025-07-01	Invoice	<u>INV16804</u>	3788.08	0	139 745.65
2025-07-15	Journal Batch 574	Interest on arrears balance of R 135 957.57 as at 2025-06-30 (0.94% p.m.).	1278.00	0	141 023.65
2025-08-01	Invoice	<u>INV16998</u>	3809.08	0	144 832.73
2025-08-15	Journal Batch 578	Interest on arrears balance of R 141 023.65 as at 2025-07-31 (0.94% p.m.).	1325.62	0	146 158.35
2025-09-01	Invoice	<u>INV17203</u>	3788.08	0	149 946.43
2025-09-15	Journal Batch 592	Interest on arrears balance of R 146 158.35 as at 2025-08-31 (0.94% p.m.).	1373.89	0	151 320.32
2025-10-01	Invoice	<u>INV17381</u>	3788.08	0	155 108.40
2025-10-15	Journal Batch 594	Interest on arrears balance of R 155 108.40 as at 2025-10-15 (0.94% p.m.).	1458.02	0	156 566.42
2025-11-01	Invoice	<u>INV17567</u>	3788.08	0	160 354.50
2025-11-14	Journal Batch 601	Interest on arrears balance of R 156 566.42 as at 2025-10-31 (12.00% p.a.).	1565.66	0	161 920.16
2025-12-01	Invoice	<u>INV17752</u>	3788.08	0	165 708.24

120+ days	90+ days	60+ days	30+ days	Current
169 496.32	5 520.92	5 576.13	5 631.89	3 788.08
BANKING DETAILS Bank Name: STANDARD BANK Account Number: 421039442 Branch Code: 051001				Total Due R 190 013.34
Reference: SEN001-U23 Account Holder: RIVERBEND ESTATE @ KYALAMI Account Type: CURRENT Branch Name: SANDTON				

2025-12-17	Journal Batch 613	Interest on arrears balance of R 161 920.16 as at 2025-12-01 (12.00% p.a.). Exempt from interest.	0.00	0	165 708.24
2026-01-01	Invoice	<u>INV17934</u>	3788.08	0	169 496.32
2026-01-15	Journal Batch 615	Interest on arrears balance of R 169 496.32 as at 2026-01-15 (12.00% p.a.). Exempt from interest.	0.00	0	169 496.32
2026-02-01	Invoice	<u>INV18144</u>	3788.08	0	173 284.40
2026-02-16	Journal Batch 621	Interest on arrears balance of R 173 284.40 as at 2026-02-16 (12.00% p.a.).	1732.84	0	175 017.24
2026-03-01	Invoice	<u>INV18336</u>	3788.08	0	178 805.32
2026-03-25	Journal Batch 631	Interest on arrears balance of 178 805.32 as at 2026-03-16 (12.00% p.a.).	1788.05	0	180 593.37
2026-04-01	Invoice	<u>INV18551</u>	3788.08	0	184 381.45
2026-04-15	Journal Batch 638	Interest on arrears balance of 184 381.45 as at 2026-04-15 (12.00% p.a.).	1843.81	0	186 225.26
2026-05-01	Invoice	<u>INV18741</u>	3788.08	0	190 013.34

120+ days	90+ days	60+ days	30+ days	Current
169 496.32	5 520.92	5 576.13	5 631.89	3 788.08
BANKING DETAILS Bank Name: STANDARD BANK Account Number: 421039442 Branch Code: 051001				Total Due R 190 013.34
Reference: SEN001-U23 Account Holder: RIVERBEND ESTATE @ KYALAMI Account Type: CURRENT Branch Name: SANDTON				

Deeds Office Property

SS RIVERBEND ESTATE,KYALAMI, 196/2017, 23, PRETORIA

Lexis® WinDeed



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

SEARCH CRITERIA

Search Date	2026/06/17 13:35	Scheme Number	196
Reference	-	Scheme Type	UNIT
Report Print Date	2026/06/17 13:35	Unit Number	23
Scheme Name	RIVERBEND ESTATE,KYALAMI	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS RIVERBEND ESTATE,KYALAMI	Local Authority	CITY OF JOHANNESBURG
Scheme Number	196	Province	GAUTENG
Situated at	-	Extent	251.0000
Scheme Year	2017	LPI Code	-
Unit Number	23	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	-		

OWNER INFORMATION (1)

KHUMALO SENZO NKOSINATHI TISAKURHULA		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST39285/2019
ID Number		Microfilm / Scanned Date	-
Name	KHUMALO SENZO NKOSINATHI TISAKURHULA	Purchase Price (R)	2 760 000
Multiple Owners**	NO	Purchase Date	2019/03/11
Multiple Properties**	NO	Registration Date	2019/06/26
Share (%)	-		

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ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-820/2026AT	51361/2023	-	-
2	SB24455/2019	S B GUARANTEE CO (RF) PTY LTD	2 464 000	-
3	SK4590/2016S	-	-	-

HISTORIC DOCUMENTS (1)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	ST196-23/2017	ZOTEC DEVELOPMENTS PTY LTD	CRST	-

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