

AUCTION**IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION
PRETORIA**Case Number: **59516/2021**

In the matter between:

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

and

**MWANA-UTA DENNIS LUPOSO N.O.
(IDENTITY NUMBER: 620615 623 085)
(IN HIS CAPACITY AS DULY APPOINTED TRUSTEE
IN THE GUGULETHU FAMILY TRUST – IT1591/2009)****FIRST DEFENDANT****LINDIWE GOODNESS SHABANGU N.O.
(IDENTITY NUMBER: 470921 0627 081)
(IN HER CAPACITY AS DULY APPOINTED TRUSTEE
IN THE GUGULETHU FAMILY TRUST – IT1591/2009)****SECOND DEFENDANT****GUGULETHU FAVOURITE NGCOBO N.O.
(IDENTITY NUMBER: 730216 0356 088)
(IN HER CAPACITY AS DULY APPOINTED TRUSTEE
IN THE GUGULETHU FAMILY TRUST – IT1591/2009)****THIRD DEFENDANT****GUGULETHU FAVOURITE NGCOBO
(IDENTITY NUMBER: 730216 0356 088)****FOURTH DEFENDANT**

• 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. Alli, 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, M. Cilliers & R. Beneke**Associates:** N. Omar**Professional Assistants:** L. Smit, V. Tooray, K. Komphela & M. Mkhato

VdB

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 **R3 215 591.09**, will be held by the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY** the **28TH** of **JULY 2026** 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 hours.

CERTAIN:

ERF 43 SAGEWOOD EXTENSION 1 TOWNSHIP
REGISTRATION DIVISION J.R. THE PROVINCE OF GAUTENG
MEASURING 750 (SEVEN HUNDRED AND FIFTY) SQUARE METRES
HELD BY DEED OF TRANSFER NO T64712/2017
SUBJECT TO THE CONDITIONS THEREIN CONTAINED
AND ESPECIALLY SUBJECT TO A RIGHT IN FAVOUR OF THE SAVANNA HILLS
ESTATE HOME OWNERS ASSOCIATION NPC THAT THE PROPERTY MAY NOT BE
TRANSFERRED WITHOUT THEIR CONSENT

ALSO KNOWN AS: 43 UMZIMBEET CLOSE, SVANNAH HILLS ESTATE,
SAGEWOOD EXTENSION 1.

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

DOUBLE STOREY, FREESTANDING, BLOCK WALLS, TILE ROOF, TILE/WOOD FLOORS, LOUNGE, DINING ROOM, 8 BEDROOMS, KITCHEN, PANTRY, SCULLERY, LAUNDRY, 4 BATHROOMS, 4 SHOWERS, 6 TOILETS, JACUZZI ROOM AND 7 BATHTUBS, OTHER: 3 SHOWERS, 1 TOILET, BATHTUB, SWIMMING POOL.

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.

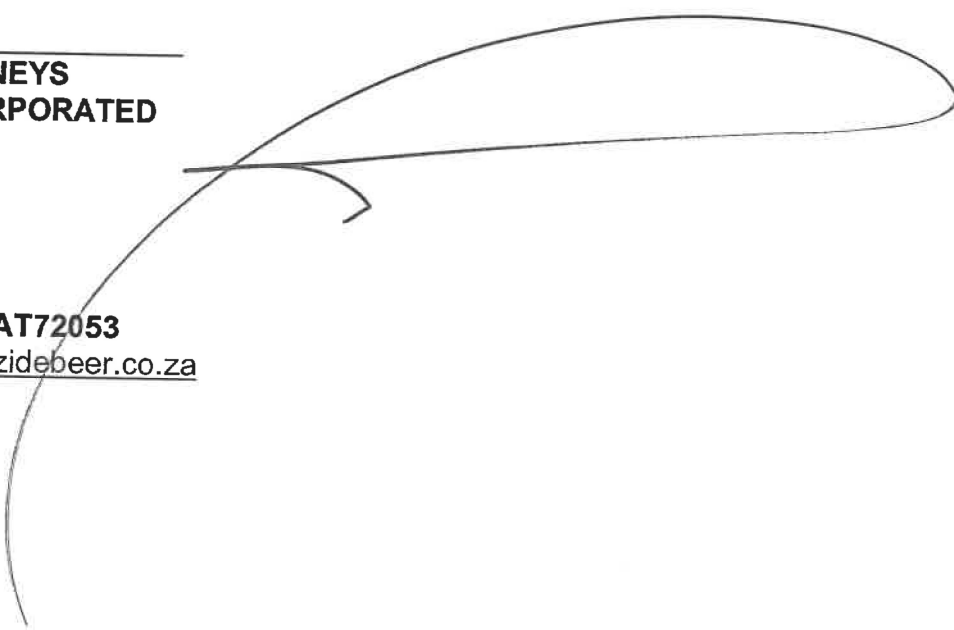
Take further notice that:

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 (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.

VdB

DATED AT PRETORIA ON 29 MAY 2026

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/MAT72053
E-mail: elizabeth@vezidebeer.co.za





ERF 43, SAGEWOOD EXT 1, P:0 (PRETORIA)

Database Property Erf

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	Database Property Erf
Search Description	ERF 43, SAGEWOOD EXT 1, P:0 (PRETORIA)
Reference	MAT72053 (ELIZABETH)
Date	05/03/2026

ERF INFORMATION

Summary	
Deeds Office	PRETORIA
Property Type	ERF
Township	SAGEWOOD EXT 1
Erf Number	43
Portion Number	0
Remainder	NO
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Diagram Deed	T112723/2003
Size (Registered)	750 m²
Size (Cadastral)	750
Registration Date	07/09/2017
Last Sale Date	08/06/2017
Last Sale Price	R1 990 000,00
LPI Code	TOJR05870000004300000
Street Address	43U UMZIMBEET

ENDORSEMENT(S)

Bond Number	Institution	Reg. Date	Amount
B37721/2017	SB GUARANTEE COMPANY (RF) (PTY) LTD	07/09/2017	R5 000 000,00
I-349/2026AT	-	12/02/2026	R0,00

OWNER INFORMATION

Owner 1 of 1	
Owner Name	GUGULETHU FAMILY TRUST
Owner Type	TRUST
ID / Reg. Number	
Title Deed	T64712/2017
Share	0

REPORT INFORMATION

Date of Information	05/03/2026 08:27	
Print Date	05/03/2026 08:27	
Generated By	LOUISA LIEBENBERG	
Reference	MAT72053 (ELIZABETH)	
Report Type	DATABASE PROPERTY ERF	

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E-mail :
JoburgConnect@joburg.org.za

**PO Box 5000
Johannesburg 2000**

a world class African city

COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194
VAT NO. : JOHANNESBURG WATER - 4270191077

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

**GUGULETHU FAMILY TRUST
43U UMZIMBEET CLOSE
SAGEWOOD EXT.1
1491**

Date	2026/05/07
Statement for	May 2026
Physical Address	43U UMZIMBEET CLOSE
Stand No./Portion	00000043 - 00000 - 00
Township	SAGEWOOD EXT.1

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
750 m2	1	2023/07/01	A1	Market Value R 3.486.000.00	REGION A WARD 112

Invoice Number	: 238000557610	Group	:	Next Reading Date	:
Client VAT Number	:			Deposit Paid	: R 714,00

Account Number 554912146	(PIN Code:289548)
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Previous Account Balance							501,754.29
Sub Total							501,754.29
Interest on Arrears							222.96
Current Charges (Excl. VAT)							3,989.11
VAT @ 15%							218.25
						Total Due	506,184.61
						Due Date	2026/05/22

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

Date : 2026/05/07 GUGULETHU FAMILY TRUST
Acc. No. : 554912146 - 43U UMZIMBEET CLOSE, , SAGEWOOD EXT.1

EasyPay	>>>> 91115 5549121464
SAPO	0146 554912146

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 554912146

>>>> 516008800111159 55491214607

Account Number 554912146			
Johannesburg Water Water & Sanitation VAT No. 4270191077		Amount	Sub Total
Category of Water: Consumption - Residential (Reading period = 2026/03/13 to 2026/04/16 = 35 days) Meter: CTKI0920; Register: 1; Multiply factor: 1; Start reading: 4,238.000; End reading: 4,252.000; Difference: 14.000; Consumption: 14.000; Units: KL; Type: Actual Readings. Daily average consumption 0.400 KL Charges for 14.000 KL are based on a sliding scale for a 35 day period Step 1 6.899 KL @ R 0.0000 (Billing Period 2026/05) Step 2 4.600 KL @ R 29.840 Step 3 2.501 KL @ R 31.150 Extended Social Package Grant Demand Management Levy (Billing Period 2026/05) Category of Sewer: Residential Sewer monthly charge based on Stand size 750 m2 (Billing Period 2026/05) VAT: 15.00% (Total Amount: 977.98)		0.00 137.26 77.91 0.00 65.08 697.73 146.70	1,124.68
City Power Electricity VAT No. 4710191182			
Prepaid Electricity Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00 0.00	0.00
City of Johannesburg Property Rates VAT No. 4760117194			
Category of Property: Property Rates Residential R 3,486,000.00 X R 0.0095447 / 12 (Billing Period 2026/05) Less rates on first R300 000.00 of market value VAT: 0 %		2,772.75 - 238.62 0.00	2,534.13
PIKITUP Refuse VAT No. 4790191292			
Refuse Residential (Billing Period 2026/05) VAT: 15.00% (Total Amount: 477.00)		477.00 71.55	548.55

Current Charges (Incl. VAT)	4,207.36
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.	



Savanna Hills Estate Home Owners Association ADDRESS

Email.: zakhe@gemsprop.co.za

Contact No.: 0876 100 140

Private Bag X6
Fourways North
2086

Gugulethu Family Trust

43 Umzimbeet Close,
Savanna Hills Estate,
Sagewood Ex1,
Midrand,
1685

Section 43

Reference: GUG001-E43

Tel: 27711635117

Email: gugulethuf@gmail.com

STATEMENT

DATE

2026-06-22

Date	Source	Description	Debit	Credit	Cumulative
2026-03-01		Balance b/f	400363.18	0	400 363.18
2026-03-01	Invoice	<u>INV25131</u>	1980.00	0	402 343.18
2026-03-31	Invoice	<u>INV25724</u>	1744.55	0	404 087.73
2026-03-31	Journal Batch 492	Interest on arrears balance of 404 087.73 as at 2026-03-31 (10.50% p.a.).	3535.77	0	407 623.50
2026-04-01	Invoice	<u>INV25464</u>	1980.00	0	409 603.50
2026-04-30	Journal Batch 497	Interest on arrears balance of 409 603.50 as at 2026-04-30 (10.50% p.a.).	3584.03	0	413 187.53
2026-04-30	Invoice	<u>INV26035</u>	2484.00	0	415 671.53
2026-05-01	Invoice	<u>INV25773</u>	1980.00	0	417 651.53
2026-05-28	Invoice	<u>INV26293</u>	2888.80	0	420 540.33
2026-05-30	Invoice	<u>INV26298</u>	2888.80	0	423 429.13
2026-05-30	Credit Note	<u>CRN00273</u> - INV26298: .	0	2888.80	420 540.33
2026-05-31	Journal Batch 507	Interest on arrears balance of 420 540.33 as at 2026-05-31 (10.50% p.a.).	3679.73	0	424 220.06
2026-06-01	Invoice	<u>INV26081</u>	1980.00	0	426 200.06

120+ days	90+ days	60+ days	30+ days	Current
397 474.38	7 260.32	8 048.03	11 437.33	1 980.00

BANKING DETAILS

Bank Name: STANDARD BANK
Account Number: 421496886
Branch Code: 051001

Reference: GUG001-E43
Account Holder: SAVANNA HILLS ESTATE
Account Type: CURRENT
Branch Name: UNIVERSAL

Total Due

R 426 200.06