

**IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG LOCAL DIVISION, JOHANNESBURG**

CASE NO: 064044/2024

In the matter between

**SB GUARANTEE COMPANY
(RF) PROPRIETARY LIMITED**
(Registration No: 2006/021576/07)

Execution Creditor/Plaintiff

and

NKOSIYAZI ZULU
(Identity Number: 971223 5588 085)

First Execution Debtor/Defendant

XOLELWA CYNTHIA NGWANYA
(Identity Number: 811010 1929 080)

Second Execution Debtor/Defendant

NOTICE OF SALE

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on **19TH day of JUNE 2025** respectively in terms of which the following property will be sold in execution on **27th day of JANUARY 2026 at 11H00** by the **SHERIFF HALFWAY HOUSE - ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE** to the highest bidder with reserve **R1,800,000.00**:

A unit consisting of-

**PORTION 10 OF ERF 244 BUCCLEUCH TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE
OF GAUTENG, MEASURING 1851 (ONE THOUSAND EIGHT HUNDRED AND FIFTY ONE)
SQUARE METRES
HELD BY DEED OF TRANSFER NUMBER T93091/2022
SUBJECT TO THE CONDITIONS THEREIN CONTAINED
("the Property")**

ALSO KNOWN AS: 15 PERTH STREET, BUCCLEUCH

DOMICILIUM ADDRESS: 51 DONNELLEY STREET, TURFFONTEIN, JOHANNESBURG SOUTH

The following information is furnished but not guaranteed:

MAINBUILDING: **LOUNGE, DINING ROOM, KITCHEN, SCULLERY, FAMILY ROOM, 4X BEDROOMS, 3X BATHROOMS, TOILET**

(The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots")

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF HALFWAY HOUSE - ALEXANDRA. The office of the SHERIFF HALFWAY HOUSE - ALEXANDRA will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply.

Registration as a 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 i.r.o. proof of identity and address particulars.**
- C) Payment of a Registration Fee of R50 000.00 in cash.**
- D) Registration conditions.**

NB: In terms of Rule 46:

- 1** (8)(a)(iii) any interested party may not less than **25 days** prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale;
- 2** (8)(d) any interested party may, not less than **10 days** prior to the date of sale and on **24 hours notice to the execution creditor, the bondholder/s and all interested parties**, apply to a magistrate of the district for any modification of the conditions of sale;

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, **SHERIFF HALFWAY HOUSE - ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE**.

DATED AT **SANDTON** THIS 03RD day of **DECEMBER 2025**

STRAUSS DALY INC.
ATTORNEY FOR EXECUTION CREDITOR
UNIT 801, 8th FLOOR
ILLOVO POINT
68 MELVILLE ROAD
ILLOVO
SANDTON
TEL: (010) 201 8600
REF: R GCUMENI/THE1797/0877



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	2025/12/09 11:59	Erf Number	244
Reference	-	Portion Number	10
Report Print Date	2025/12/09 11:59	Deeds Office	Pretoria
Township	BUCCLEUCH	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T29885/1985
Township	BUCCLEUCH	Local Authority	CITY OF JOHANNESBURG
Erf Number	244	Province	GAUTENG
Portion Number	10	Extent	1851.0000SQM
Registration Division	IR	LPI Code	TOIR01160000024400010
Previous Description	-	Co-ordinates (Lat/Long)**	-26.047 / 28.10648
Suburb / Town**	BUCCLEUCH		

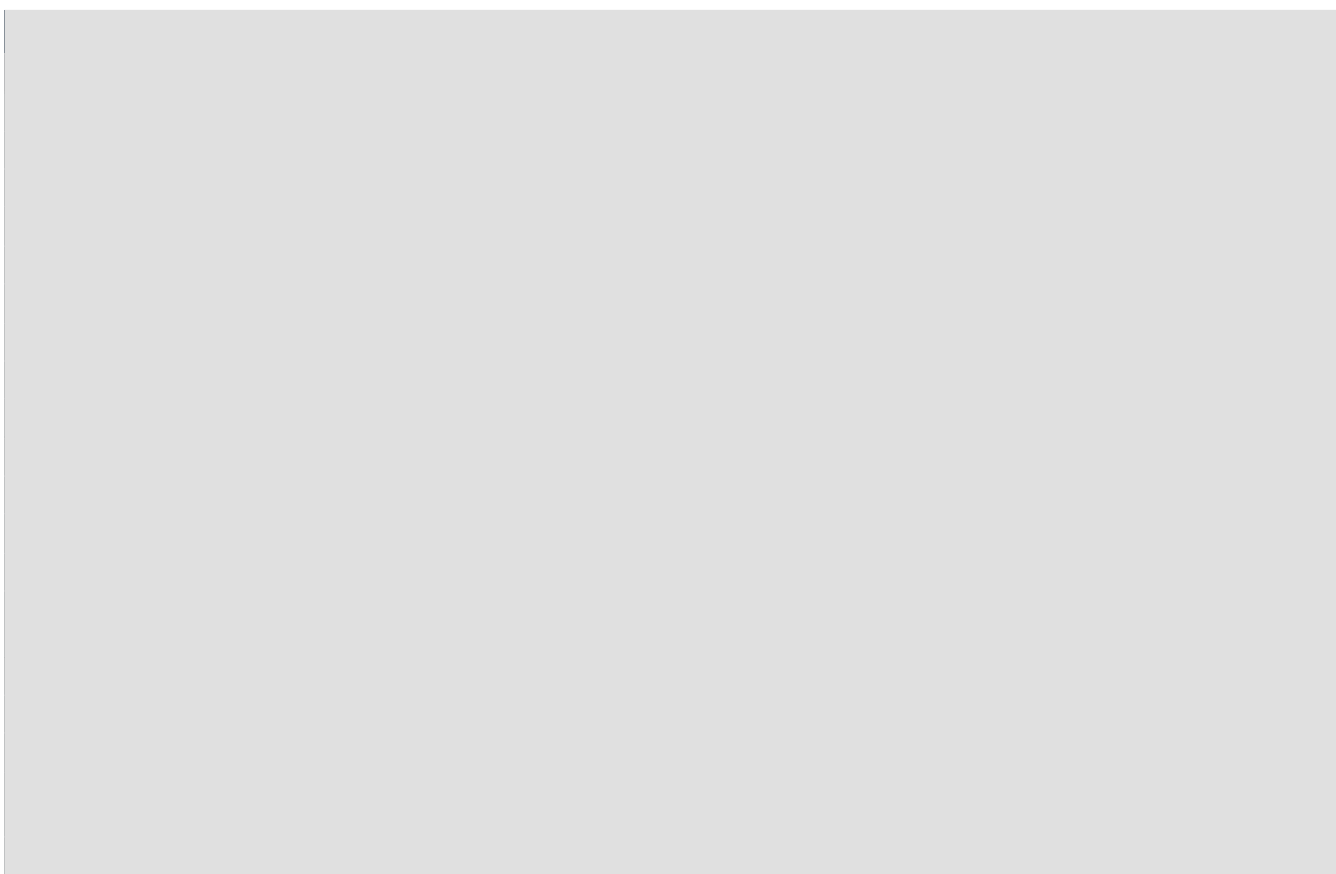
OWNER INFORMATION (2)

ZULU NKOSIYAZI		Owner 1 of 2	
Person Type**	PRIVATE PERSON	Document	T93091/2022
ID Number		Microfilm / Scanned Date	-
Name	ZULU NKOSIYAZI	Purchase Price (R)	3 630 000
Multiple Owners**	NO	Purchase Date	2022/08/22
Multiple Properties**	NO	Registration Date	2022/11/30
Share (%)	50		
NGWANYA XOLELWA CYNTHIA		Owner 2 of 2	
Person Type**	PRIVATE PERSON	Document	T93091/2022
ID Number		Microfilm / Scanned Date	-
Name	NGWANYA XOLELWA CYNTHIA	Purchase Price (R)	3 630 000
Multiple Owners**	NO	Purchase Date	2022/08/22
Multiple Properties**	NO	Registration Date	2022/11/30
Share (%)	50		

DISCLAIMER

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ENDORSEMENTS (2)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B57063/2022	S B GUARANTEE CO (RF) PTY LTD	2 904 000	-
2	I-3351/2025AT	64044/2024	-	-



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a world class African city

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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

NXC ZULU & NGWANA
10/244 BUCCLEUCH TS
BUCCLEUCH
2091

Date	2025/11/05
Statement for	November 2025
Physical Address	15 PERTH STREET
Stand No./Portion	00000244 - 00010 - 00
Township	BUCCLEUCH

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
1851 m2	1	2023/07/01	E1	Market Value R 1,738,000.00	Region E WARD 32

Invoice Number : 76006463509	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 558047011	(PIN Code:240205)
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Previous Account Balance	106,198.26
Sub Total	106,198.26
Interest on Arrears	172.93
Current Charges (Excl. VAT)	3,207.64
VAT @ 15%	309.58

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due	109,888.41
98,384.78	3,902.67	3,910.81	3,690.15	0.00	109,888.41	Due Date	2025/11/20

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 # 3 1 Oct 2026. For more info, visit www.joburg.org.za.

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 : 2025/11/05 NXC ZULU & NGWANA
Acc. No. : 558047011 - 15 PERTH STREET, , BUCCLEUCH

EasyPay	>>>>> 91115 5580470119
SAPO	0146 558047011

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 558047011

>>>>> 516008800111159 55804701105

Account Number 558047011			
Johannesburg Water Water & Sanitation VAT No. 4270191077		Amount	Sub Total
Category of Water: Availability - Residential (Period = 2025/10/04 to 2025/11/05 = 33 days) Water charge @ R 552.35 Category of Sewer: Residential Sewer monthly charge based on Stand size 1851 m2 (Billing Period 2025/11) VAT: 15.00% (Total Amount: 1,607.86)		552.35 1,055.51 241.18	 1,849.04
City Power Electricity VAT No. 4710191182			
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	 0.00
City of Johannesburg Property Rates VAT No. 4760117194			
Category of Property: Property Rates Residential R 1,738,000.00 X R 0.0095447 / 12 (Billing Period 2025/11) Less rates on first R300 000.00 of market value VAT: 0 %		1,382.40 - 238.62 0.00	 1,143.78
PIKITUP Refuse VAT No. 4790191292			
Refuse Residential (Billing Period 2025/11) VAT: 15.00% (Total Amount: 456.00)		456.00 68.40	 524.40

Current Charges (Incl. VAT)	3,517.22
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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.