

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

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**NOTICE OF SALE**

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This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on **19<sup>TH</sup> day of JUNE 2025** respectively in terms of which the following property will be sold in execution on **27<sup>th</sup> 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 03<sup>RD</sup> day of DECEMBER 2025

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**STRAUSS DALY INC.**  
ATTORNEY FOR EXECUTION CREDITOR  
UNIT 801, 8<sup>th</sup> 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.

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## 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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**PO Box 5000  
Johannesburg 2000**

**E-mail :**  
**JoburgConnect@joburg.org.za**

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## 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**

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

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
1851 m <sup>2</sup>	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)**

## Previous Account Balance

**Sub Total**

## Interest on Arrears

### Current Charges (Excl. VAT)

**VAT @ 15%**

106,198.26  
106,198.26  
172.93  
3,207.64  
309.58

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

**The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 # 31 Oct 2026. For more info, visit [www.joburg.org.za](http://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](mailto:complaints@joburgombudsman.org.za)**

## Remittance Advice :

**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, , BUCLEUCH

EasyPay >>>> 91115 5580470119

#### **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**

SAPO 0146 558047011

>>>> 516008800111159 55804701105

Account Number 558047011

<b>Johannesburg Water</b>		<b>VAT No. 4270191077</b>	<b>Amount</b>	<b>Sub Total</b>
Water & Sanitation				
<b>Category of Water: Availability - Residential</b> (Period = 2025/10/04 to 2025/11/05 = 33 days) Water charge @ R 552.35 <b>Category of Sewer: Residential</b> Sewer monthly charge based on Stand size 1851 m <sup>2</sup> ( Billing Period 2025/11 ) VAT: 15.00% ( Total Amount: 1,607.86 )		552.35 1,055.51 241.18		<b>1,849.04</b>
<b>City Power</b>				
Electricity		<b>VAT No. 4710191182</b>		
Unbilled Electricity: Eskom supply VAT: 15.00%			0.00 0.00	<b>0.00</b>
<b>City of Johannesburg</b>				
Property Rates		<b>VAT No. 4760117194</b>		
<b>Category of Property: Property Rates Residential</b> 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	<b>1,143.78</b>
<b>PIKITUP</b>				
Refuse		<b>VAT No. 4790191292</b>		
Refuse Residential ( Billing Period 2025/11 ) VAT: 15.00% ( Total Amount: 456.00 )			456.00 68.40	<b>524.40</b>

**Current Charges (Incl. VAT)**

**3,517.22**

**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.