



VEZIDE BEER Inc

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA GAUTENG DIVISION PRETORIA

Case Number: **22580/2023**

In the matter between:

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

PLAINTIFF

and

EVERGREEN ZAMANGWANE NGOZI
(IDENTITY NUMBER: 840925 0700 080)

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 **R205 000.00**, will be held by the **SHERIFF OF THE HIGH COURT HALFWAY HOUSE** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY** the **25TH** of **NOVEMBER 2025** at **11:00** of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the **SHERIFF HALFWAY HOUSE** during office hours.

• 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
Associates: M. Cilliers, R. Beneke
Professional Assistants: L. Smit, V. Tooray & K. Komane



CERTAIN:

A UNIT CONSISTING OF –

- (A) SECTION NO 17 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS1054/1996 IN THE SCHEME KNOWN AS SUMMERFIELDS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT HALFWAY GARDENS EXTENSION 45 TOWNSHIP: LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SAID SECTIONAL PLAN IS 87 (EIGHTY SEVEN) SQUARE METRES IN EXTENT; AND**
- (B) AN UNDIVIDED SHARE IN AND TO 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 ST10324/2017

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

ALSO KNOWN AS: UNIT 17 SUMMERFIELDS, 459 3RD ROAD, HALFWAY GARDENS EXTENSION 45.

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

SINGLE STOREY, LOUNGE, DINING ROOM, 2 BEDROOMS, KITCHEN, 1 BATHROOM, 1 TOILET, 1 GARAGE, 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 30 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/MVDB/MAT57957
E-mail: Louisa@vezidebeer.co.za



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

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

SEARCH CRITERIA

Search Date	2025/10/15 09:47	Scheme Number	1054
Reference	-	Scheme Type	UNIT
Report Print Date	2025/10/15 09:47	Unit Number	17
Scheme Name	SUMMERFIELDS	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS SUMMERFIELDS	Local Authority	CITY OF JOHANNESBURG
Scheme Number	1054	Province	GAUTENG
Situated at	HALFWAY GARDENS EXT 45 , 561	Extent	87.0000
Scheme Year	1996	LPI Code	TOJR0100000056100000
Unit Number	17	Registration Division	NOT AVAILABLE
Previous Description	-	Co-ordinates (Lat/Long)**	-25.990356 / 28.114579
Suburb / Town**	ERAND AH		

OWNER INFORMATION (1)

NGOZI EVERGREEN ZAMANGWANE		Owner 1 of 1	
Person Type**		Document	ST10324/2017
ID Number		Microfilm / Scanned Date	-
Name		Purchase Price (R)	770 000
Multiple Owners**	NO	Purchase Date	2016/10/21
Multiple Properties**	NO	Registration Date	2017/02/17
Share (%)	-		

DISCLAIMER

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ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-1451/2024AT	22580/2023	-	-
2	I-4832/2019AT	52897/2019	-	-

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JoburgConnect@joburg.org.za

a world class African city

COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194 VAT NO. : PIKITUP - 4790191292
VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

NGOZI EVERGREEN ZAMANGWANE
UNIT:17 SUMMERFIELDS
459 THIRD ROAD
HALFWAY GARDENS EXT.45
1686

Date	2025/10/06
Statement for	October 2025
Physical Address	459 THIRD ROAD
Stand No./Portion	17 SUMMERFIELDS
Township	HALFWAY GARDENS EXT.45

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
87 m2	1	2023/07/01	A1	Market Value R 682,000.00	REGION A WARD 112

Invoice Number : 118006286649	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 554631321	(PIN Code:289637)
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Previous Account Balance	38,357.51
Sub Total	38,357.51
Interest on Arrears	40.20
Current Charges (Excl. VAT)	549.84
VAT @ 15%	36.90

Total Due	38,984.45
Due Date	2025/10/21

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
36,634.96	861.41	861.14	626.94	0.00	38,984.45

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.

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 : 2025/10/06 NGOZI EVERGREEN ZAMANGWANE
Acc. No. : 554631321 - 459 THIRD ROAD , HALFWAY GARDENS EXT.45

EasyPay >>>>> 91115 5546313213

SAPO 0146 554631321

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 554631321

>>>>> 516008800111159 55463132102



Summerfields Body Corporate

Reg No: SS 456/1997; SS1054/1996

Email.: pm2@asiproperty.co.za

Contact No.: 011 794 8648

ADDRESS

Postnet Suite 100

Private Bag X5

Strubens Valley

1735

E Z NGOZI

45 Road 3,
Halfway House,
Midrand,
1685

Unit No 56

Reference: EZN001-D56

Tel: 27722131751

Email: zemeve@yahoo.com

STATEMENT

DATE
2025-10-14

Date	Source	Description	Debit	Credit	Cumulative
2025-08-01		Balance b/f	283884.91	0	283 884.91
2025-08-01	Invoice	INV06728	3797.29	0	287 682.20
2025-08-31	Journal Batch 133	Interest on arrears balance of R 283 884.91 as at 2025-07-31 (11.00% p.a.).	2602.28	0	290 284.48
2025-09-01	Invoice	INV06771	17250.00	0	307 534.48
2025-09-01	Invoice	INV06826	4125.89	0	311 660.37
2025-09-01	Invoice	INV06857	172.50	0	311 832.87
2025-09-01	Invoice	INV06860	172.50	0	312 005.37
2025-09-01	Invoice	INV06862	1897.50	0	313 902.87
2025-09-30	Journal Batch 134	Interest on arrears balance of R 290 284.48 as at 2025-08-31 (11.00% p.a.).	2660.94	0	316 563.81
2025-10-01	Invoice	INV06920	3883.29	0	320 447.10

120+ days	90+ days	60+ days	30+ days	Current
277 178.31	6 706.60	6 399.57	26 279.33	3 883.29
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 62829158634 Branch Code: 250655				Total Due
Reference: EZN001-D56 Account Holder: SUMMERFIELDS Account Type: CURRENT Branch Name: CLEARWATER				R 320 447.10