

AUCTION

PH 365

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

CASE NO: 2023/082968

In the matter between:

SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED

Plaintiff

and

KIDIGE: PINTO OMONGE (ID NO. 820216 6242 08 5)

Defendant

NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY

In execution of a judgment of the High Court of South Africa, Gauteng Local Division – Johannesburg in the suit, a sale to the **highest bidder** subject to a reserve price of **R2 596 203.39** will be held at the offices of the Sheriff **HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE** at **11:00** on **27 MAY 2025** of the undermentioned property of the Defendant on the conditions of sale which may be inspected at the office of the Sheriff, prior to the sale.

CERTAIN: ERF 558 KYALAMI HILLS EXTENSION 14 TOWNSHIP

REGISTRATION DIVISION: J. R., THE PROVINCE OF GAUTENG

MEASURING: 802 (EIGHT HUNDRED AND TWO) SQUARE METRES

HELD BY: DEED OF TRANSFER NUMBER T58509/2018

SITUATED AT: 35 ARBORVALE LANE, KYALAMI HILLS with the chosen **domicilium citandi et executandi** being at **UNIT 68 TERENURE ESTATE, KEMPTON PARK**

THE PROPERTY IS ZONED: RESIDENTIAL

IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof

MAIN BUILDING: Double storey, freestanding, wall block, roof tile, floor tiles, lounge, dining room, 4 bedrooms, kitchen, pantry, sculley, 4 bathrooms, 4 showers, 4 toilets, swimming pool and double garage.

(The accuracy thereof can however not be guaranteed)

THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOT"

1. The Purchaser shall pay auctioneer's commission to:
 - (a) 6% on the first R100 000.00;
 - (b) 3.5% on R100 001.00. to R400 000.00;
 - (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT.
2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.
3. 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.
4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property.
5. The rules of auction are available 24 hours prior to the auction at the offices of the Halfway House. The office of the Sheriff T C Siebert his/her Deputy will conduct the sale.

REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA:

- (a) Directive of the Consumer Protection Act 68 of 2008
- (b) FICA LEGISLATION – Proof of ID and address particulars
- (c) Payment of a registration fee of R50 000.00 - in cash

Registration conditions: 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 available on shha.online or at 614 James Crescent, Halfway House, Midrand

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff
614 JAMES CRESCENT, HALFWAY HOUSE.

DATED at BEDFORDVIEW on this 19th day of FEBRUARY 2025.



STUPEL & BERMAN INC

Plaintiff's Attorneys

1st Floor, Bradford Corner

2 Bradford Road

Bedfordview

P O Box 885, Bedfordview, 2008

Docex 27, Bedfordview

Tel.: 011 776-3000

Ref: 114417 /D GELDENHUYS / LM