

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

CASE NO:100267/2023

Between:

BODY CORPORATE OF CASA BELLA

APPLICANT

and

**MADELEYN KRUGER N.O IN HER CAPACITY AS
DULY APPOINTED EXECUTOR IN THE ESTATE OF
THE LATE THABANI ENERST KUNENE**

ID NO: 7211015606086

1ST RESPONDENT

MBONGELENI MARCUS MBATHA

2ND RESPONDENT

NGONENI BRIGHTMAN MBEKEZELI MKHWANAZI

3RD RESPONDENT

EMMANUEL LINDIMPILO NTSHANGASE

4TH RESPONDENT

FIRSTRAND BANK LTD

5TH RESPONDENT

CITY OF JOHANNESBURG MUNICIPALITY

6TH RESPONDENT

NOTICE OF SALE

The immovable property (hereinafter referred to as the “*property*”) which will be put up for auction on the **30TH day of JUNE 2026** at **Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House** at **11h00**, consists of:

- 1) The Property, more fully described as:

“Unit No 58 as shown and more fully described on the Sectional Plan No. SS 352/2007, in the scheme known as SS CASA BELLA in respect of the land and building or buildings situated at VORNA VALLEY EXT 19 2016.0 of which section the floor area, according to the said Section Plan, is 87 (EIGHTY SEVEN) square meters in extent, and an undivided share in 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 ST47877/2007.”

Also known as **UNIT 58 CASA BELLA BODY CORPORATE, 21 LANGEVELD ROAD, VORNA VALLEY, MIDRAND, 1685** is declared executable.

MEASURING 87 (Eighty-Seven) Square metres

HELD BY ST47877/2007

ZONED: RESIDENTIAL

Main building comprising of: Single Storey Block Walls; Tiled Roof; lounge; dining room; 2 bedrooms; 1 bathroom; 1 shower; 1 toilet; 1 Carpot, First Floor Unit

- 2) 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 nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold “voetstoots”

- 3) The sale will be augmented subject to conditions of which will lie for inspection at the offices of Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House, the prior to the sale.
- 4) The purchaser shall be required to make a payment of the registration fee (refundable) of R50 000 prior to participating in the sale.
- 5) The property shall be sold by the Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House to the highest bidder **WITH A RESERVE PRICE OF R480 803.00.**

JUKES AND ASSOCIATES

Applicant's Attorneys

83 3RD Street

Northmead

Benoni

Tel : 010 235 0071

E-mail : christopher@jmattorney.co.za

vinoliah@jmattorney.co.za

REF: C Jukes/MP/M2922

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Applicant's Attorneys

83 3RD Street

Northmead

Benoni

Tel : 010 235 0071

E-mail : christopher@jmattorney.co.za

vinoliah@jmattorney.co.za

REF: C Jukes/MP/M2922



Date: 21 May 2026

CERTIFICATE OF BALANCE

ACCOUNT NUMBER: 3-000-011-051-692

I hereby certify that the above-mentioned home loans account balance, standing to the debit **EST LATE THABANI E KUNENE, MR LINDIMPILO NTSHANGASE, MR NGONENI B M MKHWANAZI and MR MARCUS M MBATHA** in the books of First Rand Bank Limited with registration number 1929/001225/06 at midnight on **20 May 2026**, amounts to **R503,775.78 (Five hundred and three thousand, seven hundred and seventy-five rand and seventy-eight cents)**. Interest is currently accrued at a rate of **9.60%** nominal per annum calculated daily and compounded monthly from **01 May 2026**, in accordance with Regulation 40 of the National Credit Act, No. 34 of 2005, as amended, to the date of payment.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Hendricks Shenaar'.

HENDRICKS SHENAAZ

TEAM LEADER - LEGAL COLLECTIONS
FNB HOME AND STRUCTURED LENDING SOLUTIONS
COLLECTIONS – LEGAL COLLECTIONS



SS CASA BELLA 352, U:58 (PRETORIA)

Deeds Office Property Scheme

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	Deeds Office Property Scheme
Search Description	SS CASA BELLA 352, U:58 (PRETORIA)
Reference	VINOLIAH
Date	17/02/2026

SCHEME INFORMATION

Summary	
Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS CASA BELLA
Scheme Number / Year	352/2007
Unit Number	58
Situated At	VORNA VALLEY EXT 19 2016,0
Registration Division	IR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	87.0000
LPI Code	-
Street Address	-

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
KUNENE THABANI ERNEST		R560 000,00	18/08/2006
MBATHA MBONGELENI MARCUS		R560 000,00	18/08/2006
MKHWANAZI NGONENI BRIGHTMAN MBEKEZELI		R560 000,00	18/08/2006
NTSHANGASE EMMANUEL LINDIMPILO		R560 000,00	18/08/2006

OWNER INFORMATION

Owner 1 of 4	
Owner Name	KUNENE THABANI ERNEST
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST47877/2007
Purchase Date	18/08/2006
Registration Date	12/04/2007
Purchase Price	R560000.00
Multiple Owners	YES
Multiple Properties	-
Share	0.250000

OWNER INFORMATION

Microfilm Reference No.	20070619 10:49:26
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OWNER INFORMATION (CONTINUED)

Owner 2 of 4

Owner Name	MBATHA MBONGELENI MARCUS
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST47877/2007
Purchase Date	18/08/2006
Registration Date	12/04/2007
Purchase Price	R560000.00
Multiple Owners	YES
Multiple Properties	-
Share	0.250000
Microfilm Reference No.	20070619 10:49:26

Owner 3 of 4

Owner Name	MKHWANAZI NGONENI BRIGHTMAN MBEKEZELI
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST47877/2007
Purchase Date	18/08/2006
Registration Date	12/04/2007
Purchase Price	R560000.00
Multiple Owners	YES
Multiple Properties	-
Share	0.250000
Microfilm Reference No.	20070619 10:49:26

OWNER INFORMATION (CONTINUED)

Owner 4 of 4

Owner Name	NTSHANGASE EMMANUEL LINDIMPILO
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST47877/2007
Purchase Date	18/08/2006
Registration Date	12/04/2007
Purchase Price	R560000.00
Multiple Owners	YES
Multiple Properties	-
Share	0.250000
Microfilm Reference No.	20070619 10:49:26

ENDORSEMENT(S)			
Document Number	Microfilm Reference Number	Institution	Value
I-19400/2010AT	20231125 10:46:29	41680/2009	R0,00
I-158/2026AT	20260127 12:09:07	100267/2023	R0,00
I-4816/2016AT	20240214 10:32:32	16898/2016	R0,00
SB60103/2007	20070619 10:50:27	FIRSTRAND BANK LTD	R560 000,00
SK5687/2006S	20060907 02:29:47	-	R0,00

HISTORY INFORMATION			
Document Number	Microfilm Reference Number	Owner	Value
ST352-58/2007	20070619 10:19:12	DE JONGH ONTWIKKELINGS CC	R0,00

REPORT INFORMATION		
Date of Information	17/02/2026 09:49	
Print Date	17/02/2026 09:50	
Generated By	VINOLIAH MODUKANELE	
Reference	VINOLIAH	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

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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

NTSHANGASE EMMANUEL LINDIMPILO
C/O CASA BELLA UNIT : 58
PO BOX 11988
HATFIELD
0028

Date	2026/05/07
Statement for	May 2026
Physical Address	21 LANGEVELD ROAD
Stand No./Portion	58 CASA BELLA
Township	VORNA VALLEY EXT.19

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
87 m2	1	2023/07/01	A1	Market Value R 740.000,00	Region A Ward 132

Invoice Number	: 196005629899	Group :	Next Reading Date :
Client VAT Number	:		Deposit Paid : R 0.00

Account Number 901124643	(PIN Code:986168)
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Previous Account Balance							44,928.38
Sub Total							44,928.38
Interest on Arrears							36.53
Current Charges (Excl. VAT)							595.97
VAT @ 15%							36.90
						Total Due	45,597.78
						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 NTSHANGASE EMMANUEL LINDIMPILO
Acc. No. : 901124643 - 21 LANGEVELD ROAD , VORNA VALLEY EXT.19

EasyPay	>>>> 91115 9011246437
SAPO	0146 901124643

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 901124643

>>>> 516008800111159 90112464302

[illegible]

STATEMENT for 211C0058006 Section 58 Unit 58 Casa Bella Body Corporate
For the period Mar 2026 to Jul 2026

 Kunene Thabani Ernest & Mkhwanazi Ngoneni Brightman Mbe
 Po Box 11934
 Vorna Valley
 Vorna Valley, Midrand, Gauteng
 1686, South Africa

Date	Description	Vat R	Debit R	Credit R	Balance R
01 Jun 2026	Trafex - Premium 202606 Section 58 Unit 58	0.00	75.26	0.00	434,212.33
01 Jun 2026	Special Levies 202606 Section 58 Unit 58	0.00	505.00	0.00	434,137.07
01 Jun 2026	Other Necessary Charges: Arrears Account Review 202606 Kunene Thabani Ernest & Mkhwanazi Ngoneni Brightman Mkhakazali & Mkhatha Mkhongolani Mawisa	3.75	28.75	0.00	433,632.07
01 Jun 2026	Levy - Reserve Fund 202606 Section 58 Unit 58	0.00	22.97	0.00	433,603.32
01 Jun 2026	Levy - Administration Fund 202606 Section 58 Unit 58	0.00	2,071.83	0.00	433,580.35
01 Jun 2026	Interest for 202606	0.00	5,317.49	0.00	431,508.52
01 Jun 2026	Domestic Eff. Sewerage Network Charges 202606 Section 58 Unit 58	0.00	802.38	0.00	426,191.03
01 Jun 2026	Csos Levies for 202606	0.00	32.94	0.00	425,388.65
14 May 2026	Legal Fees Recovery Legal Fees - Levy Collection JUKES AND ASSOCIATES INC - M2922.INV27027	0.00	2,571.48	0.00	425,355.71
01 May 2026	Trafex - Premium 202605 Section 58 Unit 58	0.00	75.26	0.00	422,784.23
01 May 2026	Special Levies 202605 Section 58 Unit 58	0.00	505.00	0.00	422,708.97
01 May 2026	Other Necessary Charges: Arrears Account Review 202605 Kunene Thabani Ernest & Mkhwanazi Ngoneni Brightman Mkhakazali & Mkhatha Mkhongolani Mawisa	3.75	28.75	0.00	422,203.97
01 May 2026	Levy - Reserve Fund 202605 Section 58 Unit 58	0.00	22.97	0.00	422,175.22
01 May 2026	Levy - Administration Fund 202605 Section 58 Unit 58	0.00	2,071.83	0.00	422,152.25
01 May 2026	Interest for 202605	0.00	5,350.30	0.00	420,080.42
01 May 2026	Domestic Eff. Sewerage Network Charges 202605 Section 58 Unit 58	0.00	802.38	0.00	414,730.12
01 May 2026	Csos Levies for 202605	0.00	32.94	0.00	413,927.74
13 Apr 2026	Legal Fees Recovery Legal Fees - Levy Collection JUKES AND ASSOCIATES INC - M2922.INV26694	0.00	360.00	0.00	413,894.80
01 Apr 2026	Trafex - Premium 202604 Section 58 Unit 58	0.00	75.26	0.00	413,534.80
01 Apr 2026	Special Levies 202604 Section 58 Unit 58	0.00	505.00	0.00	413,459.54
01 Apr 2026	Other Necessary Charges: Arrears Account Review 202604 Kunene Thabani Ernest & Mkhwanazi Ngoneni Brightman Mkhakazali & Mkhatha Mkhongolani Mawisa	3.75	28.75	0.00	412,954.54
01 Apr 2026	Levy - Reserve Fund 202604 Section 58 Unit 58	0.00	22.97	0.00	412,925.79
01 Apr 2026	Levy - Administration Fund 202604 Section 58 Unit 58	0.00	2,071.83	0.00	412,902.82
01 Apr 2026	Interest for 202604	0.00	4,669.64	0.00	410,830.99
01 Apr 2026	Domestic Eff. Sewerage Network Charges 202604 Section 58 Unit 58	0.00	802.38	0.00	406,161.35
01 Apr 2026	Csos Levies for 202604	0.00	32.94	0.00	405,358.97
16 Mar 2026	Legal Fees Recovery Legal Fees - Levy Collection JUKES AND ASSOCIATES INC - M2922.INV26327	0.00	3,960.88	0.00	405,326.03
01 Mar 2026	Trafex - Premium 202603 Section 58 Unit 58	0.00	75.26	0.00	401,365.15
01 Mar 2026	Special Levies 202603 Section 58 Unit 58	0.00	505.00	0.00	401,289.89
01 Mar 2026	Other Necessary Charges: Arrears Account Review 202603 Kunene Thabani Ernest & Mkhwanazi Ngoneni Brightman Mkhakazali & Mkhatha Mkhongolani Mawisa	3.15	24.15	0.00	400,784.89
01 Mar 2026	Levy - Reserve Fund 202603 Section 58 Unit 58	0.00	22.97	0.00	400,760.74
01 Mar 2026	Levy - Administration Fund 202603 Section 58 Unit 58	0.00	2,071.83	0.00	400,737.77
01 Mar 2026	Interest for 202603	0.00	4,939.41	0.00	398,665.94
01 Mar 2026	Domestic Eff. Sewerage Network Charges 202603 Section 58 Unit 58	0.00	802.38	0.00	393,726.53
01 Mar 2026	Csos Levies for 202603	0.00	32.94	0.00	392,924.15
10 Feb 2026	Legal Fees Recovery Legal Fees - Levy Collection JUKES AND ASSOCIATES INC - M2922.INV26073	0.00	10,882.56	0.00	392,891.21
	Balance B/F				382,008.65
	Summary of above Transactions	VAT	R.		

		R.			
Balance B/F			382,008.65		
Csos Levies		0.00	131.76		
Domestic Eff. Sewerage Network Charges		0.00	3,209.52		
Interest		0.00	20,276.84		
Legal Fees Recovery		0.00	17,774.92		
Levy - Administration Fund		0.00	8,287.32		
Levy - Reserve Fund		0.00	91.88		
Other Necessary Charges: Arrears Account Review		14.40	110.40		
Special Levies		0.00	2,020.00		
Trafex - Premium		0.00	301.04		
Balance C/F			434,212.33		



trafalgar

One-stop property solutions



Date: 21 May 2026

CERTIFICATE OF BALANCE

ACCOUNT NUMBER: 3-000-011-051-692

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