

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

Case Number: 2025-093090

In the matter between:

**KYALAMI GLEN HOMEOWNERS ASSOCIATION NPC**  
(Registration Number: 2004/018079/08)

**APPLICANT**

And

**MATSEBE MAILA**  
(Identity Number: 600605 6107 080)

**FIRST RESPONDENT**

**NEDBANK LTD**

**SECOND RESPONDENT**

---

**NOTICE OF AN EXECUTION SALE OF IMMOVABLE PROPERTY**

---

**BE PLEASED TO TAKE NOTICE** that in terms of a Judgment of the High Court, Johannesburg, the undermentioned fixed property will be sold by public auction by the **Sheriff of the High Court, Halfway House** on **31 MARCH 2026** at **Sheriff Halfway House Alexandra, 614 James Crescent, Midrand** at **11h00** to the highest bidder namely:

**ERF 339, KYALAMI GARDENS EXT 19 IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT 339 HORNBILL CRESCENT, KYALAMI GLEN ESTATE, MIDRAND, GAUTENG, LOCAL AUTHORITY CITY OF JOHANNESBURG, OF WHICH THE FLOOR AREA IS 802 SQM (EIGHT HUNDRED AND TWO) SQUARE METRES IN EXTENT. HELD BY DEED OF TRANSFER NUMBER T34749/2008 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.**

**IMPROVEMENTS: VACANT STAND**

**PLEASE TAKE FURTHER NOTICE** the reserve price is set at R1 060 000.00.

**BE PLEASED TO TAKE FURTHER NOTICE** 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 registration fee for the buyers will be R50 000.00.

The Execution Creditor, Sheriff and/or Applicant's Attorney do not give any warranties with regard to the description and/or improvements.

**DATED** at **JOHANNESBURG** on this the **4<sup>TH</sup>** day of **FEBRUARY 2026**.



---

**GMI ATTORNEYS**  
ATTORNEY FOR APPLICANT  
9<sup>TH</sup> FLOOR, ATRIUM ON 5<sup>TH</sup>  
5<sup>TH</sup> STREET, SANDTON  
TEL: 012 428 8600  
EMAIL: [jsmalberger@gminc.co.za](mailto:jsmalberger@gminc.co.za)  
**REF: J SMALBERGER/ 01928953**

TO: THE REGISTRAR OF THE HIGH COURT  
**JOHANNESBURG**

AND TO: **SHERIFF HALFWAY HOUSE**  
614 JAMES CRESCENT  
HALFWAY HOUSE  
MIDRAND  
TEL: 087 330 1074

AND TO: **NEDBANK LTD**  
THE SECOND RESPONDENT  
135 RIVONIA ROAD  
SANDTON

AND TO: **1<sup>ST</sup> RESPONDENT**  
18 FELICIA STREET  
BRACKENHURST  
ALBERTON

AND TO: **CITY OF JOHANNESBURG**  
158 CIVIC BOULEVARD  
METROPOLITAN CENTRE,  
8TH FLOOR, A-BLOCK, BRAAMFONTEIN.



**Our ref: Eric Ntsundeni**

19 February 2026

**PAID UP LETTER**

<b>BOND IN THE NAME OF</b>	<b>: MR. M MAILA</b>
<b>BOND ACCOUNT NUMBER</b>	<b>: 815292 1196 701</b>
<b>IDENTITY NUMBER</b>	<b>: 600605 6107 080</b>
<b>SECURITY DESCRIPTION</b>	<b>: ERF 339 KYALAMI GARDENS EXT 19</b>
<b>INSTITUTION</b>	<b>: NEDBANK LTD</b>

**This letter serves to confirm that the bond in respect of the above-mentioned account has been settled.  
Yours faithfully**

**Nhlanhla** Digitally signed by  
**Ndinisa** Nhlanhla Ndinisa  
Date: 2026.02.19  
14:28:18 +02'00'

**Nhlanhla Ndinisa**

**Manager: Home Loans Recoveries | RBB CDR Secured & Relationship Recoveries | Nedbank Limited**

**PPB OCR Secured and Relationship Recoveries | Gauteng | Recoveries**

**I Block 5th Floor Nedbank 135 Rivonia Road Sandton P O Box 1144 Johannesburg 2000 South Africa  
T 011 294 4444**

Directors: AD Mminele (Chairperson) JP Quinn (Chief Executive) MS Bomela HR Brody (Lead Independent Director) BA Dames MH Davis (Chief Financial Officer) N Davydova  
NP Dongwana OD Fortuin FR Grobler Dr MA Hermanus DA Joshi P Langeni RAG Leith L Makalima GK Njenga MC Nkulu (Chief Operating Officer) Dr TM Nombembe S Rao  
S Subramoney  
Company Secretary: J Katzin 15.01.2026.

**nedbank.co.za**

**NEDBANK**



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	2026/02/25 13:26	Erf Number	339
Reference	-	Portion Number	-
Report Print Date	2026/02/25 13:26	Deeds Office	Pretoria
Township	kyalami gardens	Search Source	Deeds Office

### PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T50004/2007
Township	KYALAMI GARDENS EXT 19	Local Authority	CITY OF JOHANNESBURG
Erf Number	339	Province	GAUTENG
Portion Number	0	Extent	802.0000SQM
Registration Division	JR	LPI Code	TOJR05950000033900000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.003956 / 28.080237
Suburb / Town**	-		

### OWNER INFORMATION (1)

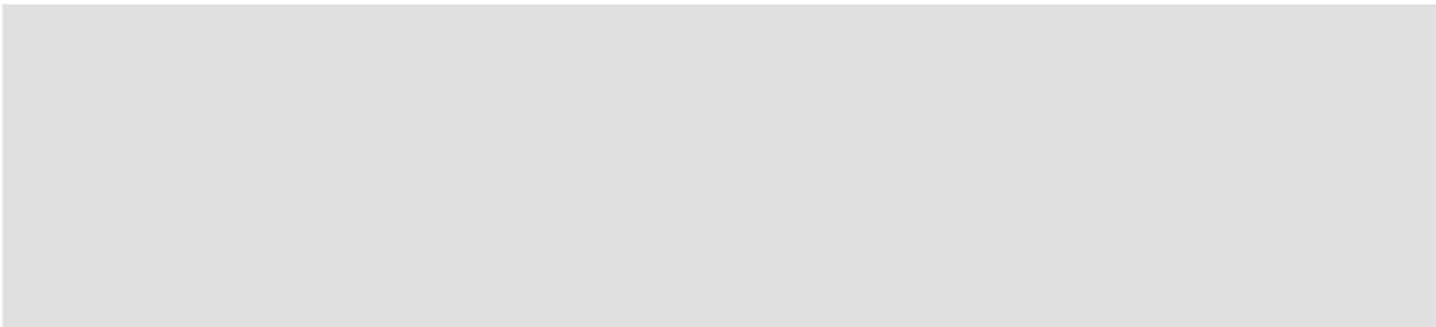
MAILA MATSEBE		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	T34749/2008
ID Number		Microfilm / Scanned Date	-
Name	MAILA MATSEBE	Purchase Price (R)	670 000
Multiple Owners**	NO	Purchase Date	2007/08/14
Multiple Properties**	NO	Registration Date	2008/04/10
Share (%)	-		

### ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B36254/2008	NEDBANK LTD	673 432	-
2	I-3465/2025AT	93090/2025	-	-
3	I-75/2018AT	2239/2017	-	-
4	I-8864/2010AT	73116/2009	-	-

#### DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).



**DISCLAIMER**

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).



Tel : (011) 375 5555  
 Fax : (011) 358 3408/9

PO Box 5000  
 Johannesburg 2000

E-mail :  
 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

**MAILA M**  
**24 FIRST AVE**  
**WESTDENE**  
**2092**

<b>Date</b>	<b>2026/03/05</b>
<b>Statement for</b>	<b>March 2026</b>
<b>Physical Address</b>	<b>22 HORNBILL CRESCENT</b>
<b>Stand No./Portion</b>	<b>00000339 - 00000 - 00</b>
<b>Township</b>	<b>KYALAMI GARDENS EXT.19</b>

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
802 m2	1	2023/07/01	A1	Market Value R 1,042,000.00	Region A Ward 132

Invoice Number : 28006801699	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

<b>Account Number 901130245</b>	<b>(PIN Code:986685)</b>
---------------------------------	--------------------------

Previous Account Balance	<b>529,525.54</b>
Sub Total	<b>529,525.54</b>
Interest on Arrears	<b>188.95</b>
Current Charges (Excl. VAT)	<b>4,486.23</b>
VAT @ 15%	<b>175.64</b>

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
519,771.04	4,896.12	4,858.38	4,850.82	0.00	534,376.36

<b>Total Due</b>	<b>534,376.36</b>
<b>Due Date</b>	<b>2026/03/20</b>

**This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over fourteen (14) 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 : 2026/03/05 MATSEBE MAILA  
 Acc. No. : 901130245 - 22 HORNBILL CRESCENT, , KYALAMI GARDENS EXT.19

EasyPay	>>>> 91115 9011302453
SAPO	0146 901130245

**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 901130245

>>>> 516008800111159 90113024501



M MAILA

Unit No 339

Reference: MMA001-D339

Tel: 27824542315

Email: matsebemaila5@gmail.com

# STATEMENT

DATE

2026-03-31

Date	Source	Description	Debit	Credit	Cumulative
2025-01-01		Balance b/f	484361.78	0	484 361.78
2025-01-01	Invoice INV02871 (Line 1)	Levies	2175.00	0	486 536.78
2025-01-01	Invoice INV02871 (Line 2)	Reserve Fund Levies	250.00	0	486 786.78
2025-01-01	Invoice INV02871 (Line 3)	CSOS Levies	33.50	0	486 820.28
2025-01-01	Invoice INV02871 (Line 4)	Vacant	2000.00	0	488 820.28
2025-01-09	Journal Batch 61	Interest on arrears balance of R 488 820.28 as at 2025-01-09 (18.00% p.a.). Exempt from interest.	0.00	0	488 820.28
2025-02-01	Journal Batch 69	Late Building Levy	2000.00	0	490 820.28
2025-02-01	Invoice INV03350 (Line 1)	Levies	2175.00	0	492 995.28
2025-02-01	Invoice INV03350 (Line 2)	Reserve Fund Levies	250.00	0	493 245.28
2025-02-01	Invoice INV03350 (Line 3)	CSOS Levies	33.50	0	493 278.78
2025-02-10	Journal Batch 87	Interest on arrears balance of R 493 278.78 as at 2025-02-10 (18.00% p.a.). Exempt from interest.	0.00	0	493 278.78
2025-03-01	Invoice INV03826 (Line 1)	Levies	2325.00	0	495 603.78
2025-03-01	Invoice INV03826 (Line 2)	Reserve Fund Levies	265.00	0	495 868.78
2025-03-01	Invoice INV03826 (Line 3)	CSOS Levies	36.50	0	495 905.28
2025-03-01	Invoice INV03826 (Line 4)	Late Building Levies	2000.00	0	497 905.28
2025-03-10	Journal Batch 115	LEGAL FEES D339	2403.50	0	500 308.78
2025-03-12	Journal Batch 129	Interest on arrears balance of R 500 308.78 as at 2025-03-12 (18.00% p.a.). Exempt from interest.	0.00	0	500 308.78
2025-04-01	Invoice INV04288 (Line 1)	Levies	2325.00	0	502 633.78

120+ days	90+ days	60+ days	30+ days	Current
644 797.77	14 367.86	14 583.38	32 895.02	0.00

**BANKING DETAILS**

Bank Name: FIRST NATIONAL BANK  
 Account Number: 62435904562  
 Branch Code: 250655

Reference: MMA001-D339  
 Account Holder: KYALAMI GLEN  
 Account Type: CURRENT  
 Branch Name: UNIVERSAL

**Total Due**

**R 706 644.03**

2025-04-01	Invoice INV04288 (Line 2)	Reserve Fund Levies	265.00	0	502 898.78
2025-04-01	Invoice INV04288 (Line 3)	CSOS Levies	36.50	0	502 935.28
2025-04-01	Invoice INV04288 (Line 4)	Late Building Levies	2000.00	0	504 935.28
2025-04-07	Journal Batch 130	Legal Fees Recovery - INV 1104031 - 27/02/2025	8091.00	0	513 026.28
2025-04-09	Journal Batch 131	Interest on arrears balance of R 513 026.28 as at 2025-04-09 (18.00% p.a.).	7695.39	0	520 721.67
2025-05-01	Invoice INV04746 (Line 1)	Levies	2325.00	0	523 046.67
2025-05-01	Invoice INV04746 (Line 2)	Reserve Fund Levies	265.00	0	523 311.67
2025-05-01	Invoice INV04746 (Line 3)	CSOS Levies	36.50	0	523 348.17
2025-05-01	Invoice INV04746 (Line 4)	Late Building Levies	2000.00	0	525 348.17
2025-05-09	Journal Batch 136	Interest on arrears balance of R 525 348.17 as at 2025-05-09 (18.00% p.a.).	7880.22	0	533 228.39
2025-06-01	Invoice INV05199 (Line 1)	Levies	2325.00	0	535 553.39
2025-06-01	Invoice INV05199 (Line 2)	Reserve Fund Levies	265.00	0	535 818.39
2025-06-01	Invoice INV05199 (Line 3)	CSOS Levies	36.50	0	535 854.89
2025-06-01	Invoice INV05199 (Line 4)	Late Building Levies	2000.00	0	537 854.89
2025-06-01	Journal Batch 177	Grass Cutting Penalty	500.00	0	538 354.89
2025-06-09	Journal Batch 163	KYALAMI LEGAL RECOVERIES - 1104966 - 23/04/2025	900.22	0	539 255.11
2025-06-10	Journal Batch 164	Interest on arrears balance of R 538 755.11 as at 2025-06-10 (18.00% p.a.).	8081.33	0	547 336.44
2025-07-01	Invoice INV05656 (Line 1)	Levies	2325.00	0	549 661.44
2025-07-01	Invoice INV05656 (Line 2)	Reserve Fund Levies	265.00	0	549 926.44
2025-07-01	Invoice INV05656 (Line 3)	CSOS Levies	36.50	0	549 962.94
2025-07-01	Invoice INV05656 (Line 4)	Late Building Levies	2000.00	0	551 962.94
2025-07-10	Journal Batch 188	Interest on arrears balance of R 551 962.94 as at 2025-07-10 (18.00% p.a.).	8279.44	0	560 242.38
2025-07-15	Journal Batch 184	Legal Fees Recovery - June 2025 - 02/06/2025 - INV 1105951	14768.53	0	575 010.91
2025-08-01	Invoice INV06051 (Line 1)	Levies	2325.00	0	577 335.91
2025-08-01	Invoice INV06051 (Line 2)	Reserve Fund Levies	265.00	0	577 600.91
2025-08-01	Invoice INV06051 (Line 3)	CSOS Levies	36.50	0	577 637.41
2025-08-01	Invoice INV06051 (Line 4)	Late Building Levies	2000.00	0	579 637.41
2025-08-10	Journal Batch 193	Interest on arrears balance of R 579 637.41 as at 2025-08-10 (18.00% p.a.).	8694.56	0	588 331.97
2025-08-14	Journal Batch 195	Legal Fees Recovery - INV 1106658 - 01/08/2025	2984.83	0	591 316.80
2025-09-01	Invoice INV06512 (Line 1)	Levies	2325.00	0	593 641.80
2025-09-01	Invoice INV06512 (Line 2)	Reserve Fund Levies	265.00	0	593 906.80

120+ days	90+ days	60+ days	30+ days	Current
644 797.77	14 367.86	14 583.38	32 895.02	0.00
<b>BANKING DETAILS</b>				<b>Total Due</b>
Bank Name: FIRST NATIONAL BANK		Reference: MMA001-D339		<b>R 706 644.03</b>
Account Number: 62435904562		Account Holder: KYALAMI GLEN		
Branch Code: 250655		Account Type: CURRENT		
		Branch Name: UNIVERSAL		

2025-09-01	Invoice INV06512 (Line 3)	CSOS Levies	36.50	0	593 943.30
2025-09-01	Invoice INV06512 (Line 4)	Late Building Levies	2000.00	0	595 943.30
2025-09-05	FIRST NATIONAL BANK: 62435904562	CASHFOCUS KYA339 - Payment received from the Sheriff	0	31841.21	564 102.09
2025-09-10	Journal Batch 198	Interest on arrears balance of R 564 102.09 as at 2025-09-10 (18.00% p.a.).	8461.53	0	572 563.62
2025-09-12	Journal Batch 199	Legal Invoice - 1107033 - 28/08/2025	7634.85	0	580 198.47
2025-10-01	Invoice INV06970 (Line 1)	Levies	2325.00	0	582 523.47
2025-10-01	Invoice INV06970 (Line 2)	Reserve Fund Levies	265.00	0	582 788.47
2025-10-01	Invoice INV06970 (Line 3)	CSOS Levies	36.50	0	582 824.97
2025-10-01	Invoice INV06970 (Line 4)	Late Building Levies	2000.00	0	584 824.97
2025-10-09	Journal Batch 203	Interest on arrears balance of R 584 824.97 as at 2025-10-09 (18.00% p.a.).	8772.37	0	593 597.34
2025-11-01	Invoice INV07413 (Line 1)	Levies	2325.00	0	595 922.34
2025-11-01	Invoice INV07413 (Line 2)	Reserve Fund Levies	265.00	0	596 187.34
2025-11-01	Invoice INV07413 (Line 3)	CSOS Levies	36.50	0	596 223.84
2025-11-01	Invoice INV07413 (Line 4)	Late Building Levies	2000.00	0	598 223.84
2025-11-07	Journal Batch 209	Legal Invoice - 1107970 - 28/10/2025	12830.00	0	611 053.84
2025-11-07	Journal Batch 209	Legal Invoice - 1107585 - 30/09/2025	24214.90	0	635 268.74
2025-11-12	Journal Batch 210	Interest on arrears balance of R 635 268.74 as at 2025-11-12 (18.00% p.a.).	9529.03	0	644 797.77
2025-12-01	Invoice INV07851 (Line 1)	Levies	2325.00	0	647 122.77
2025-12-01	Invoice INV07851 (Line 2)	Reserve Fund Levies	265.00	0	647 387.77
2025-12-01	Invoice INV07851 (Line 3)	CSOS Levies	36.50	0	647 424.27
2025-12-01	Invoice INV07851 (Line 4)	Late Building Levies	2000.00	0	649 424.27
2025-12-09	Journal Batch 237	Interest on arrears balance of R 649 424.27 as at 2025-12-09 (18.00% p.a.).	9741.36	0	659 165.63
2026-01-01	Invoice INV08296 (Line 1)	Levies	2325.00	0	661 490.63
2026-01-01	Invoice INV08296 (Line 2)	Reserve Fund Levies	265.00	0	661 755.63
2026-01-01	Invoice INV08296 (Line 3)	CSOS Levies	36.50	0	661 792.13
2026-01-01	Invoice INV08296 (Line 4)	Late Building Levies	2000.00	0	663 792.13
2026-01-17	Journal Batch 242	Interest on arrears balance of R 663 792.13 as at 2026-01-17 (18.00% p.a.).	9956.88	0	673 749.01
2026-02-01	Invoice INV08762 (Line 1)	Levies	2325.00	0	676 074.01
2026-02-01	Invoice INV08762 (Line 2)	Reserve Fund Levies	265.00	0	676 339.01
2026-02-01	Invoice INV08762 (Line 3)	CSOS Levies	36.50	0	676 375.51
2026-02-01	Invoice INV08762 (Line 4)	Late Building Levies	2000.00	0	678 375.51
2026-02-10	Journal Batch 248	Interest on arrears balance of R 678 375.51 as at 2026-02-10 (18.00% p.a.).	10175.63	0	688 551.14

120+ days	90+ days	60+ days	30+ days	Current
644 797.77	14 367.86	14 583.38	32 895.02	0.00
<b>BANKING DETAILS</b>				<b>Total Due</b>
Bank Name: FIRST NATIONAL BANK Account Number: 62435904562 Branch Code: 250655		Reference: MMA001-D339 Account Holder: KYALAMI GLEN Account Type: CURRENT Branch Name: UNIVERSAL		<b>R 706 644.03</b>

2026-02-13	Journal Batch 252	Legal Fees Recovery - 05/12/2025 - INV 1108591	10511.57	0	699 062.71
2026-02-13	Journal Batch 252	Legal Fees Recovery - 05/12/2025 - INV 1108881	7581.32	0	706 644.03

120+ days	90+ days	60+ days	30+ days	Current	
644 797.77	14 367.86	14 583.38	32 895.02		0.00
<b>BANKING DETAILS</b> Bank Name: FIRST NATIONAL BANK Account Number: 62435904562 Branch Code: 250655					<b>Total Due</b> <b>R 706 644.03</b>
Reference: MMA001-D339 Account Holder: KYALAMI GLEN Account Type: CURRENT Branch Name: UNIVERSAL					