

**AUCTION**

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

**Case Number: 2024-119134**

In the matter between:

**NEDBANK LIMITED**

Applicant

and

**NGONENI BRIGHTMAN MBEKEZELI MKHWANAZI**

First Respondent

(ID NO: 760323 5398 082)

**MBONGELENI MARCUS MBATHA**

Second Respondent

(ID NO: 820209 5448 084)

**LUNGELO VICTOR MTHANDENI MDLETSHE**

Third Respondent

(ID NO: 730216 5301 089)

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**NOTICE OF SALE IN EXECUTION**

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In execution of a judgment of the High Court of South Africa (Gauteng Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of **R380,000.00**, will be held by **THE SHERIFF OF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE** on **TUESDAY, 24 FEBRUARY 2026** at **11H00** of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of **THE SHERIFF OF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**.

**CERTAIN:**

A unit consisting of –

- a) Section No 27 as shown and more fully described on Sectional Plan No. **SS1048/2006**, in the scheme known as **CASA BELLA** in respect of the land and buildings situate at **REMAINING EXTENT OF ERF 2016 VORNA VALLEY EXTENSION 19 TOWNSHIP LOCAL AUTHORITY: CITY OF**

**JOHANNESBURG**, of which section the floor area, according to the said Sectional Plan is **88 (EIGHTY-EIGHT)** square metres in extent; and

- b) 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 ST147249/06 SUBJECT TO THE CONDITIONS CONTAINED THEREIN**

Situated in the Magisterial District of **JOHANNESBURG NORTH**

**Situated at: DOOR 27 CASA BELLA, 21 LANGEVELD ROAD, VORNA VALLEY**

**IMPROVEMENTS:** (not guaranteed): 2 BEDROOMS, BATHROOM, KITCHEN & LOUNGE.

**THE PROPERTY IS ZONED:** RESIDENTIAL

1. **The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent)** on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R100 000.00 (One Hundred Thousand Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid 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 (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.
2. 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.
3. 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.
4. The rules of this auction will be available at least 24 hours before the auction at **THE SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE.**
5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008.

6. The auction will be conducted by the Sheriff or his Deputy.
7. Registration as a buyer is a pre-requisite subject to conditions including, inter alia:
  - a. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadAction?id=99961>)
  - b. FICA - legislation i.r.o. proof of identity and address particulars.
  - c. Payment of a Registration Fee in cash / EFT amounting to R50,000.00 (refundable).
  - d. Registration conditions.
8. 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 [www.shha.online](http://www.shha.online). All terms and conditions available on [www.shha.online](http://www.shha.online) or at 614 James Crescent, Halfway House, Midrand.

Signed at **JOHANNESBURG** this the **03<sup>rd</sup>** day of **NOVEMBER 2025**.



**ENDERSTEIN MALUMBETE INC**

**PER: N MALUMBETE**

Attorneys for the Plaintiff

2<sup>nd</sup> Floor

Office Suite S1

11 Naivasha Road

Sunninghill

Sandton

Ref: **NM/LS/N04053**

Email: [foreclosure3@endersteins.co.za](mailto:foreclosure3@endersteins.co.za)

Tel: 011 615 8591



# SS CASA BELLA 1048, U:27 (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 1048, U:27 (PRETORIA)
Reference	N04053
Date	09/10/2025

### SCHEME INFORMATION

#### Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS CASA BELLA
Scheme Number / Year	1048/2006
Unit Number	27
Situated At	VORNA VALLEY EXT 19 2016,0
Registration Division	IR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	88.0000
LPI Code	-
Street Address	-

### OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
MBATHA MBONGELENI MARCUS		R530 000,00	20/04/2006
MDLETSHI LUNGELO VICTOR MTHANDENI		R530 000,00	20/04/2006
MKHWANAZI NGONENI BRIGHTMAN MBEKEZELI		R530 000,00	20/04/2006

### OWNER INFORMATION

#### Owner 1 of 3

Owner Name	MBATHA MBONGELENI MARCUS
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST147249/2006
Purchase Date	20/04/2006
Registration Date	07/11/2006
Purchase Price	R530000.00
Multiple Owners	YES
Multiple Properties	-
Share	0.333333
Microfilm Reference No.	20061130 10:47:10

**OWNER INFORMATION****OWNER INFORMATION (CONTINUED)****Owner 2 of 3**

Owner Name	MDLETSHE LUNGELO VICTOR MTHANDENI
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST147249/2006
Purchase Date	20/04/2006
Registration Date	07/11/2006
Purchase Price	R530000.00
Multiple Owners	YES
Multiple Properties	-
Share	0.333333
Microfilm Reference No.	20061130 10:47:10

**Owner 3 of 3**

Owner Name	MKHWANAZI NGONENI BRIGHTMAN MBEKEZELI
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST147249/2006
Purchase Date	20/04/2006
Registration Date	07/11/2006
Purchase Price	R530000.00
Multiple Owners	YES
Multiple Properties	-
Share	0.333333
Microfilm Reference No.	20061130 10:47:10

**ENDORSEMENT(S)**

Document Number	Microfilm Reference Number	Institution	Value
I-135/2009AT	20231116 16:28:39	19881/2008	R0,00
I-3053/2025AT	20251001 14:36:26	119134/2024	R0,00
SB184807/2006	20061130 10:48:00	NEDBANK LTD	R530 000,00
SK7539/2004S	20050101 01:53:50	-	R0,00

**REPORT INFORMATION**

Date of Information	09/10/2025 10:05	
Print Date	09/10/2025 10:05	
Generated By	CLAUDETTE JOSSIE	
Reference	N04053	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

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 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

**BRIGHTMAN MBEKEZELI MKHWANAZI  
 NGONENI**  
 PO Box 11988  
 HATFIELD  
 0028

Date	2025/12/04
Statement for	December 2025
Physical Address	21 LANGEVELD ROAD
Stand No./Portion	27 CASA BELLA
Township	VORNA VALLEY EXT.19

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
88 m2	1	2023/07/01	A1	Market Value R 748,000.00	Region A Ward 132

Invoice Number : 220000448487	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 901124379	(PIN Code:986135)
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Previous Account Balance	43,706.44
Less: Incoming Payment (Last Payment Made 2025/11/11)	- 1,650.00
Sub Total	42,056.44
Interest on Arrears	53.65
Current Charges (Excl. VAT)	829.03
VAT @ 15%	36.90

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
39,724.99	1,166.55	1,164.90	919.58	0.00	42,976.02

<b>Total Due</b>	<b>42,976.02</b>
<b>Due Date</b>	<b>2025/12/19</b>

**COJ Debt Relief Programme Phase 4 is now open (1 Nov 2025 to 31 Oct 2026). Apply & reduce what you owe. Visit: [www.joburg.org.za](http://www.joburg.org.za) and click on Debt Relief icon.**  
 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 :**  
 This stub must accompany payment,  
 please do not detach if paying at the post office

Date : 2025/12/04 BRIGHTMAN MBEKEZELI MKHWANAZI NGONENI  
 Acc. No. : 901124379 - 21 LANGEVELD ROAD , VORNA VALLEY EXT.19

EasyPay	>>>>> 91115 9011243798
SAPO	0146 901124379

**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 901124379

>>>>> 516008800111159 90112437900





One-stop property solutions

Registration No: 1989/003678/07  
Vat Registration 4760280638

Account Queries:  
jacquelines@trafalgar.co.za  
012 3265963

**STATEMENT for 211C0027004 Section 27 Unit 27 Casa Bella Body Corporate  
For the period Dec 2025 to Mar 2026**

Mbatha Mbongeleni Marcus & Mdletshe Lungelo Victor Mthanc  
Po Box 11934  
Vorna Valley  
Vorna Valley, Midrand, Gauteng  
1686, South Africa

Date	Description	Vat R	Debit R	Credit R	Balance R
01 Jan 2026	Trafex - Premium 202601 Section 27 Unit 27	0.00	75.26	0.00	286,621.76
01 Jan 2026	Special Levies 202601 Section 27 Unit 27	0.00	505.00	0.00	286,546.50
01 Jan 2026	Other Necessary Charges: Arrears Account Review 202601 Mbatha Mbongeleni Marcus & Mdletshe Lungelo	3.15	24.15	0.00	286,041.50
01 Jan 2026	Levy - Reserve Fund 202601 Section 27 Unit 27	0.00	23.23	0.00	286,017.35
01 Jan 2026	Levy - Administration Fund 202601 Section 27 Unit 27	0.00	2,095.72	0.00	285,994.12
01 Jan 2026	Interest for 202601	0.00	3,504.24	0.00	283,898.40
01 Jan 2026	Domestic Eff. Sewerage Network Charges 202601 Section 27 Unit 27	0.00	802.38	0.00	280,394.16
01 Jan 2026	Csos Levies for 202601	0.00	33.42	0.00	279,591.78
01 Dec 2025	Trafex - Premium 202512 Section 27 Unit 27	0.00	75.26	0.00	279,558.36
01 Dec 2025	Special Levies 202512 Section 27 Unit 27	0.00	505.00	0.00	279,483.10
01 Dec 2025	Other Necessary Charges: Arrears Account Review 202512 Mbatha Mbongeleni Marcus & Mdletshe Lungelo	3.15	24.15	0.00	278,978.10
01 Dec 2025	Levy - Reserve Fund 202512 Section 27 Unit 27	0.00	23.23	0.00	278,953.95
01 Dec 2025	Levy - Administration Fund 202512 Section 27 Unit 27	0.00	2,095.72	0.00	278,930.72
01 Dec 2025	Interest for 202512	0.00	3,520.92	0.00	276,835.00
01 Dec 2025	Domestic Eff. Sewerage Network Charges 202512 Section 27 Unit 27	0.00	802.38	0.00	273,314.08
01 Dec 2025	Csos Levies for 202512	0.00	33.42	0.00	272,511.70
25 Nov 2025	Legal Handover Letter 202511 Mbatha Mbongeleni Marcus & Mdletshe Lungelo Victor Mthandeni & Mdletshe Lungelo	3.15	24.15	0.00	272,478.28
11 Nov 2025	Legal Fees Recovery Legal Fees - Jukes & Ass - M3963/Inv25269	0.00	460.59	0.00	272,454.13
01 Nov 2025	Legal Handover Letter 202511 Mbatha Mbongeleni Marcus & Mdletshe Lungelo Victor Mthandeni & Mdletshe Lungelo	3.15	24.15	0.00	271,993.54
	Balance B/F				271,969.39
	<b>Summary of above Transactions</b>	<b>VAT R.</b>	<b>R.</b>		
	Balance B/F		271,969.39		
	Csos Levies	0.00	66.84		
	Domestic Eff. Sewerage Network Charges	0.00	1,604.76		
	Interest	0.00	7,025.16		
	Legal Fees Recovery	0.00	460.59		
	Legal Handover Letter	6.30	48.30		
	Levy - Administration Fund	0.00	4,191.44		
	Levy - Reserve Fund	0.00	46.46		
	Other Necessary Charges: Arrears Account Review	6.30	48.30		
	Special Levies	0.00	1,010.00		
	Trafex - Premium	0.00	150.52		
	Balance C/F		286,621.76		

