

AUCTION

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

Case No: 56006/2024

In the matter between:

**ABSA HOME LOANS GUARANTEE COMPANY
(RF) PROPRIETARY LIMITED**

FIRST EXECUTION CREDITOR

ABSA BANK LIMITED

SECOND EXECUTION CREDITOR

and

BONGANI CARVIN LUNGA MKONZA

JUDGMENT DEBTOR

**NOTICE OF SALE IN EXECUTION
IMMOVABLE PROPERTY**

In pursuance of a judgment granted by this Honourable Court on **23 JULY 2025**, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of **R400 000.00**, by the Sheriff of the High Court **HALFWAY HOUSE-ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **24 FEBRUARY 2026** at **11H00**, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the **SHERIFF OF THE HIGH COURT, HALFWAY HOUSE-ALEXANDRA: 614 JAMES CRESCENT, HALFWAY HOUSE**, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or the Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property.

A UNIT CONSISTING OF –

(A) SECTION NO. 16 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS305/2017, IN THE SCHEME KNOWN AS STONEWOOD ESTATE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT BLUE HILLS EXTENSION 53 TOWNSHIP, IN THE AREA OF THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 89 (EIGHTY NINE) 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 NO. ST64372/2017 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

(also known as: **UNIT 16 (DOOR 16) STONEWOOD ESTATE, 5 KILIMANJARO CRESCENT, BLUE HILLS EXTENSION 53, MIDRAND, GAUTENG**)

MAGISTERIAL DISTRICT: **RANDBURG**

ZONING: **RESIDENTIAL**

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, 2 BEDROOMS, KITCHEN, 2 BATHROOMS, 2 SHOWERS, 2 TOILETS & SWIMMING POOL IN COMPLEX

TAKE FURTHER NOTICE THAT:

1. This 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.
2. The registration fee for the buyers will be R50 000.00.

VELILE TINTO AND ASSOCIATES INC.

TINTO HOUSE C/O SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) &
DISSELBOOM STREETS 0062

WAPADRAND, PRETORIA

DX 178, PRETORIA

PO Box 733

0050, Wapadrans, Pretoria

Tel: (012) 807 3366 (Ext. 519)

Litigation direct fax: (012) 807 5299

Email: service@tintolaw.co.za

Ref: U26048/DBS/S BALKISHUN/CEM



ST64372/2017 (PRETORIA)

Deed Document Enquiry

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	Deed Document Enquiry
Search Description	ST64372/2017 (PRETORIA)
Reference	U26048
Date	16/10/2025

DOCUMENT INFORMATION

Summary

Deeds Office	PRETORIA
Property Type	UNIT
Erf Number	-
Previous Description	-
Scheme Name	SS STONEWOOD ESTATE
Scheme Number	305
Unit Number	16
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Diagram Deed	-
Size	89.0000
LPI Code	-

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
MKONZA BONGANI CARVIN LUNGA	9008195281088	R1 005 000,00	16/03/2017

OWNER INFORMATION

Owner 1 of 1

Owner Name	MKONZA BONGANI CARVIN LUNGA
ID / Reg. Number	
Owner Type	PERSON
Title Deed	ST64372/2017
Purchase Date	16/03/2017
Registration Date	05/09/2017
Purchase Price	R1 005 000,00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20170914 12:27:39

ENDORSEMENT(S)

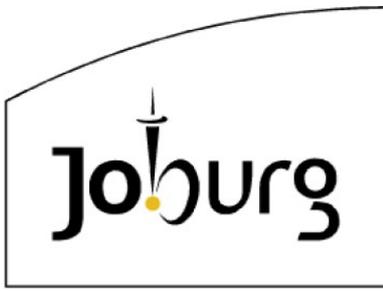
Document Number	Microfilm Reference Number	Institution	Value
I-3056/2025AT	20251001 14:40:48	56006/2024	RO,00
SB37486/2017	20170914 12:28:54	ABSA HOME LOANS GUARANTEE CO (RF) PTY LTD	R854 250,00
SK2678/2017S	20250221 10:42:05	-	RO,00

REPORT INFORMATION

Date of Information	16/10/2025 12:12
Print Date	16/10/2025 12:12
Generated By	ANDRIKA PRETORIUS
Reference	U26048
Report Type	DEED DOCUMENT ENQUIRY



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COPY OF TAX INVOICE

BONGANI CARVIN LUNGA MKONZA
156 KILIMANJARO CRESCENT
BLUE HILLS MIDRAND
1686

You can contact us in the following ways

- Phone: Tel: 0860 56 28 74 Fax: (011) 358-3408/9
- Correspondence: P O BOX 5000 JOHANNESBURG 2000
- E-mail: joburgconnect@joburg.org.za

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

Date	2026/01/07
Statement for	January 2026
Physical Address	5 KILIMANJARO CRESCENT
Stand No./Portion	16 STONEWOOD ESTATE
Township	BLUE HILLS EXT.53

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
89 m2	1	2023/07/01	A1	Market Value R 1,068,000.00	REGION A WARD 112

Invoice Number: 214000476773 Next Reading Date: 2026/01/22
Client VAT Number: Deposit: R 0.00

Account Number: 554910477 **PIN CODE: xxxxxx**

Previous Account Balance	22,173.52
Sub Total	22,173.52
Interest on Arrears	61.44
Current Charges (Excl. VAT)	937.86
VAT @ 15%	49.05

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
19,613.60	1,283.16	1,276.76	1,048.35	0.00	23,221.87		23,221.87
						Due Date	2026/01/22

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 to 31 Oct 2026. For more info, visit www.joburg.org.za.
 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: 2026/01/07	BONGANI CARVIN LUNGA MKONZA
Acc. No.: 554910477	5 KILIMANJARO CRESCENT

 EasyPay 91115 5549104775

 Postal Office 0146 554910477

 **Standard Bank** City of Johannesburg Banking details:
Internet banking - Use the banks pre-loaded Company details
SBSA branch deposits - **CIN no AA45** to be used in place of bank acc. nr.
Client Account No/Deposit Reference 554910477


 516008800111159 55491047704

Total Due	23,221.87
Due Date	2026/01/22



Account Number: 554910477

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 1,068,000.00 X R 0.0095447 / 12 (Billing Period 2026/01) Less rates on first R300 000.00 of market value VAT: 0 %		849.48 - 238.62 0.00	610.86

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	0.00

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential (Billing Period 2026/01) VAT: 15.00%		327.00 49.05	376.05

Current Charges (Including VAT)

986.91

Where can a payment be made?

Any CoJ Office; any Post Office; any EasyPay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How to make a payment

By debit order, cash or debit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When to make a payment

Payments must reach the CoJ on or before the due date.

Change of address

This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

Terminating electricity and water services?

This must be done in writing 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.

STATEMENT

Unit 016 - Cavin Bongani Mkonza
 Stonewood Estate
 Kilimanjaro Crescent
 Blue Hills Extension 53
 Midrand
 1685

Date	30/11/25
Page	1
Account Number	STWD -MKO001

Date	Reference	Description	Debit	Credit	Balance
01/03/25		BROUGHT FORWARD	27,780.38		27,780.38
01/03/25	IN110991	Invoice - LEVY INVOICE	2,132.04		29,912.42
31/03/25	INT.0125	Interest Charged	555.61		30,468.03
01/04/25	IN111159	Invoice - LEVY INVOICE	2,132.04		32,600.07
30/04/25	INT.0225	Interest Charged	609.36		33,209.43
01/05/25	IN111327	Invoice - LEVY INVOICE	2,132.04		35,341.47
31/05/25	INT.0325	Interest Charged	664.19		36,005.66
01/06/25	IN111497	Invoice - LEVY INVOICE	2,132.04		38,137.70
30/06/25	INT.0425	Interest Charged	720.11		38,857.81
01/07/25	IN111665	Invoice - LEVY INVOICE	2,229.96		41,087.77
31/07/25	INT.0525	Interest Charged	777.16		41,864.93
01/08/25	IN111833	Invoice - LEVY INVOICE	2,229.96		44,094.89
31/08/25	INT.0625	Interest Charged	837.30		44,932.19
01/09/25	IN112001	Invoice - LEVY INVOICE	2,229.96		47,162.15
30/09/25	INT.0725	Interest Charged	898.64		48,060.79
01/10/25	IN112169	Invoice - LEVY INVOICE	2,229.96		50,290.75
31/10/25	INT.0825	Interest Charged	961.22		51,251.97
01/11/25	IN112337	Invoice - LEVY INVOICE	2,229.96		53,481.93

Stonewood Body Corporate
STONEWOOD ESTATE BC
Standard Bank (051-001)
Account No.:28 303 742 3

PLEASE NOTE NEW BANKING DETAILS

Managed by:

When making payments please quote : **STWD - MKO001**
Please note all levies are payable by the 7th of each month.
Interest will be charged on all overdue accounts at 1.25 % per month.



120+ Days	90 Days	60 Days	30 Days	Current
41,864.93	3,067.26	3,128.60	3,191.18	2,229.96
				Total Due
				53,481.93

Amount Due	53,481.93
Amount Paid:	
Comments:	

CONTACT DETAILS CHANGED?
Please note that it remains your responsibility to ensure that we have your updated contact details

Current phone number: _____ New phone number: _____
 Current e-mail address: cmkonza@gmail.com New e-mail address: _____
 Current Cell Phone: **071 385 0207** New Cell Phone: _____

Fax updated details to 0866166780