

**IN THE HIGH COURT OF SOUTH AFRICA
(GAUTENG DIVISION, JOHANNESBURG)
CASE NO: 2024-125021**

In the matter between:-

NEDBANK LIMITED

Plaintiff

and

XULU, NOKUTHULA

Defendant

(ID NO: 9508011067082)

AUCTION

NOTICE OF SALE IN EXECUTION

This is a sale in execution pursuant to a Judgment obtained in the above Honourable Court dated 7 August 2025 in terms of which the following property will be sold in execution by the Sheriff of the High Court Halfway House at 614 James Crescent, Halfway House on the 28 July 2026 at 11h00, to the highest bidder subject to a reserve price of R245,000.00 (Two Hundred And Forty Five Thousand Rand):-

A unit consisting of Section No. 12 as shown as more fully described on Sectional Plan No. SS350/2004 in the scheme known as Kew Lane in respect of land and buildings situate at Kew in the Local Authority of City of Johannesburg; and an undivided share in the common property in the land and building or buildings as shown and more fully described on the said Sectional Plan apportioned to the Mortgaged Section in accordance with the participation quota of the Mortgaged Section, situated at Section 12 Door Number 12, Kew Lane, 48 10th Road, Kew, measuring 40 square metres; Zoned: Residential; as held by the Defendant under Deed of Transfer Number ST46467/2020.

Improvements: (The nature, extent, condition and existence of the improvements are not guaranteed) 2 Bedrooms, 1 Bathroom, 1 Toilet, Lounge, Kitchen

The Purchaser shall in addition to the Sheriff's commission, which is 6% on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5 per cent on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), 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 twenty-one (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.

The Rules of this auction are available 24 hours before the auction at the office of the Sheriff of the High Court Halfway House at 614 James Crescent, Halfway House

The Sheriff Halfway House 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.
URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R50 000.00 by way of EFT prior to the sale.
- D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court Halfway House at 614 James Crescent, Halfway House during normal office hours Monday to Friday.

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.

DATED at JOHANNESBURG on this the 2nd day of June 2026.

BICCARI BOLLO MARIANO INC

Plaintiff's Attorneys

Oxford & Glenhove Building 1, Ground Floor
116 Oxford Road, Melrose Estate, Johannesburg

PO Box 92441

Norwood, 2117

Tel: (011) 628-9300

Ref: W Hodges / RN6639

de Burgh's

P. O. Box 10442
Strubenvale 1570
011 362 5333 - Main line ask for Fax
0862 757-133 - Fax to E-mail
E-mail : tasha@deburghs.co.za
Website: www.deburghs.co.za



REPORT

B B M INC
ATTENTION: MONTY
FAX: 011 788 1736
TEL: 011 628-9300

04/06/2026

REF: RN6639

NEDBANK LTD / N XULU / UNIT 12 DOOR 12 KEW LANE

The managing agent is: COLMAN PROPERTIES

Tel: 081 711 0137

Levies: R 3 208.64

Balance: R 124 783.25

Rates: R 230.66
Refuse: R 282.90

Balance: R 23 669.97

Account number: 556 595 012

Municipal Value: R 590 000.00

Regards,

INFORMATION ONLY VALID FOR 60 DAYS

Desiré.

FEE: R 300.00
VAT INCLUDED
TAX INVOICE TO FOLLOW

Whilst we undertake to use reasonable endeavour to ensure that the information supplied to you which is obtained verbally or telephonically is accurate, we cannot be held liable for mistakes, errors or omissions received by us from our various sources (I)



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

**PO 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	2026/05/06
Statement for	May 2026
Physical Address	44 TENTH ROAD
Stand No./Portion	12 KEW LANE
Township	KEW

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
40 m2	1	2023/07/01	E1	Market Value R 590,000.00	Region E WARD 74

Invoice Number	: 166006145568	Group	:	Next Reading Date	:
Client VAT Number	:			Deposit Paid	: R 0.00

Account Number 556595012 (PIN Code:263908)

[illegible]

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

Date : 2026/05/06 NOKUTHULA XULU
Acc. No. : 556595012 - 44 TENTH ROAD , KEW

EasyPay	>>>> 91115 5565950127
SAPO	0146 556595012

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 556595012

>>>>> 516008800111159 55659501204



011 867 3773 | www.colprop.co.za

Kew Lane Body Corporate

Reg No: SS 350/2004

Email.: patrick@colprop.co.za

Contact No.: 0118673773

ADDRESS

Nokuthula Xulu

Kew Lane,
46 - 10th Road,
Kew,
Johannesburg,
2090

Unit No 12

Reference: NOK001-U12

Tel: 27817110137

Email: nokuthulaxulu247@gmail.com

STATEMENT

DATE

2026-06-30

Date	Source	Description	Debit	Credit	Cumulative
2023-03-01		Balance b/f	7776.72	0	7 776.72
2023-03-01	Invoice	<u>INV00012</u>	2032.41	0	9 809.13
2023-03-22	Journal Batch 3	Interest on arrears balance of R 7 776.72 as at 2023-02-28 (9.00% p.a.).	58.33	0	9 867.46
2023-04-01	Invoice	<u>INV00028</u>	1649.15	0	11 516.61
2023-05-01	Journal Batch 4	Interest on arrears balance of R 9 867.46 as at 2023-03-31 (9.00% p.a.).	74.01	0	11 590.62
2023-05-01	Invoice	<u>INV00044</u>	2118.36	0	13 708.98
2023-05-08	Invoice	<u>INV00054</u>	33.00	0	13 741.98
2023-05-16	Invoice	<u>INV00057</u>	300.00	0	14 041.98
2023-05-29	ABSA: 4060647292	IMMEDIATE TRF CR CAPITEC N XULU - null	0	4000.00	10 041.98
2023-06-01	Journal Batch 7	Interest on arrears balance of R 11 516.61 as at 2023-04-30 (9.00% p.a.).	86.37	0	10 128.35
2023-06-01	Invoice	<u>INV00070</u>	2609.80	0	12 738.15
2023-06-13	Invoice	<u>INV00078</u>	18.40	0	12 756.55
2023-06-19	Invoice	<u>INV00081</u>	2104.50	0	14 861.05
2023-06-21	ABSA: 4060647292	IMMEDIATE TRF CR CAPITEC NOKU-0012 - null	0	3150.00	11 711.05
2023-07-01	Journal Batch 8	Interest on arrears balance of R 10 041.98 as at 2023-05-31 (9.00% p.a.).	75.31	0	11 786.36
2023-07-01	Invoice	<u>INV00097</u>	2813.90	0	14 600.26
2023-07-28	ABSA: 4060647292	IMMEDIATE TRF CR CAPITEC N XULU - null	0	3000.00	11 600.26

120+ days	90+ days	60+ days	30+ days	Current
110 321.19	3 650.75	3 517.93	3 386.82	3 906.56
BANKING DETAILS Bank Name: ABSA Account Number: 4060647292 Branch Code: 632005				Total Due R 124 783.25
Reference: NOK001-U12 Account Holder: KEW LANE BODY CORPORATE Account Type: CURRENT Branch Name: UNIVERSAL				

2023-08-01	Journal Batch 9	Interest on arrears balance of R 11 711.05 as at 2023-06-30 (9.00% p.a.).	87.83	0	11 688.09
2023-08-01	Invoice	INV00115	2085.91	0	13 774.00
2023-08-15	Invoice	INV00126	18.40	0	13 792.40
2023-08-15	Invoice	INV00130	18.40	0	13 810.80
2023-09-01	Journal Batch 11	Interest on arrears balance of R 11 600.26 as at 2023-07-31 (9.00% p.a.).	87.00	0	13 897.80
2023-09-01	Invoice	INV00145	2955.06	0	16 852.86
2023-09-06	ABSA: 4060647292	IMMEDIATE TRF CR CAPITEC N XULU - null	0	2800.00	14 052.86
2023-09-22	Journal Batch 12	Interest on arrears balance of R 13 810.80 as at 2023-08-31 (9.00% p.a.).	103.58	0	14 156.44
2023-10-01	Invoice	INV00167	2364.13	0	16 520.57
2023-10-20	ABSA: 4060647292	IMMEDIATE TRF CR CAPITEC N XULU - null	0	3200.00	13 320.57
2023-11-01	Journal Batch 13	Interest on arrears balance of R 14 156.44 as at 2023-09-30 (9.00% p.a.).	106.17	0	13 426.74
2023-11-01	Invoice	INV00189	3025.78	0	16 452.52
2023-11-20	ABSA: 4060647292	IMMEDIATE TRF CR CAPITEC N XULU - null	0	3200.00	13 252.52
2023-12-01	Journal Batch 14	Interest on arrears balance of R 13 320.57 as at 2023-10-31 (9.00% p.a.).	99.90	0	13 352.42
2023-12-01	Invoice	INV00210	2595.27	0	15 947.69
2024-01-01	Journal Batch 15	Interest on arrears balance of R 13 252.52 as at 2023-11-30 (9.00% p.a.).	99.39	0	16 047.08
2024-01-01	Invoice	INV00233	2732.34	0	18 779.42
2024-01-09	Invoice	INV00244	950.00	0	19 729.42
2024-01-18	Invoice	INV00247	80.50	0	19 809.92
2024-01-22	ABSA: 4060647292	IMMEDIATE TRF CR CAPITEC N XULU - null	0	3000.00	16 809.92
2024-02-01	Journal Batch 16	Interest on arrears balance of R 15 947.69 as at 2023-12-31 (9.00% p.a.).	119.61	0	16 929.53
2024-02-01	Invoice	INV00259	2987.35	0	19 916.88
2024-02-19	Invoice	INV00269	92.00	0	20 008.88
2024-03-01	Journal Batch 22	Interest on arrears balance of R 16 809.92 as at 2024-01-31 (9.00% p.a.).	126.07	0	20 134.95
2024-03-01	Invoice	INV00281	2411.13	0	22 546.08
2024-03-11	ABSA: 4060647292	IMMEDIATE TRF CR CAPITEC N XULU - null	0	3000.00	19 546.08
2024-03-27	Invoice	INV00307	400.00	0	19 946.08
2024-04-01	Journal Batch 23	Interest on arrears balance of R 20 008.88 as at 2024-02-29 (9.00% p.a.).	150.07	0	20 096.15
2024-04-01	Invoice	INV00300	4279.95	0	24 376.10
2024-05-01	Journal Batch 25	Interest on arrears balance of R 19 946.08 as at 2024-03-31 (9.00% p.a.).	149.60	0	24 525.70

120+ days	90+ days	60+ days	30+ days	Current
110 321.19	3 650.75	3 517.93	3 386.82	3 906.56
BANKING DETAILS Bank Name: ABSA Account Number: 4060647292 Branch Code: 632005				Total Due R 124 783.25
Reference: NOK001-U12 Account Holder: KEW LANE BODY CORPORATE Account Type: CURRENT Branch Name: UNIVERSAL				

2024-05-01	Invoice	INV00324	2754.60	0	27 280.30
2024-06-01	Journal Batch 27	Interest on arrears balance of R 24 376.10 as at 2024-04-30 (9.00% p.a.).	182.82	0	27 463.12
2024-06-01	Invoice	INV00345	3561.12	0	31 024.24
2024-06-19	Invoice	INV00356	195.50	0	31 219.74
2024-07-01	Journal Batch 28	Interest on arrears balance of R 27 280.30 as at 2024-05-31 (9.00% p.a.).	204.60	0	31 424.34
2024-07-01	Invoice	INV00368	3390.51	0	34 814.85
2024-07-17	Invoice	INV00377	2932.50	0	37 747.35
2024-08-01	Journal Batch 29	Interest on arrears balance of R 31 219.74 as at 2024-06-30 (9.00% p.a.).	234.15	0	37 981.50
2024-08-01	Journal Batch 30	Interest on arrears balance of R 31 219.74 as at 2024-06-30 (9.00% p.a.).	234.15	0	38 215.65
2024-08-01	Invoice	INV00390	3168.17	0	41 383.82
2024-08-20	ABSA: 4060647292	IMMEDIATE TRF CR CAPITEC N XULU - null	0	3500.00	37 883.82
2024-09-01	Journal Batch 32	Interest on arrears balance of R 37 747.35 as at 2024-07-31 (9.00% p.a.).	283.11	0	38 166.93
2024-09-01	Invoice	INV00410	3362.49	0	41 529.42
2024-10-01	Journal Batch 33	Interest on arrears balance of R 37 883.82 as at 2024-09-01 (9.00% p.a.).	284.13	0	41 813.55
2024-10-01	Invoice	INV00429	3799.59	0	45 613.14
2024-11-01	Journal Batch 35	Interest on arrears balance of R 41 529.42 as at 2024-09-30 (9.00% p.a.).	311.47	0	45 924.61
2024-11-01	Invoice	INV00449	3585.54	0	49 510.15
2024-12-01	Journal Batch 36	Interest on arrears balance of R 45 613.14 as at 2024-10-31 (9.00% p.a.).	342.10	0	49 852.25
2024-12-01	Invoice	INV00469	3793.52	0	53 645.77
2024-12-10	Journal Batch 37	Interest on arrears balance of R 49 510.15 as at 2024-11-30 (9.00% p.a.).	371.33	0	54 017.10
2025-01-01	Invoice	INV00485	3522.12	0	57 539.22
2025-02-01	Journal Batch 40	Interest on arrears balance of R 54 017.10 as at 2024-12-31 (9.00% p.a.).	405.13	0	57 944.35
2025-02-01	Invoice	INV00507	3132.48	0	61 076.83
2025-03-01	Journal Batch 42	Interest on arrears balance of R 57 539.22 as at 2025-01-31 (9.00% p.a.).	431.54	0	61 508.37
2025-03-01	Invoice	INV00527	2802.88	0	64 311.25
2025-04-01	Journal Batch 44	Interest on arrears balance of R 61 076.83 as at 2025-03-01 (9.00% p.a.).	458.08	0	64 769.33
2025-04-01	Invoice	INV00546	2831.63	0	67 600.96
2025-05-01	Journal Batch 45	Interest on arrears balance of R 64 311.25 as at 2025-03-31 (9.00% p.a.).	482.33	0	68 083.29
2025-05-01	Invoice	INV00565	2653.90	0	70 737.19

120+ days	90+ days	60+ days	30+ days	Current
110 321.19	3 650.75	3 517.93	3 386.82	3 906.56
BANKING DETAILS Bank Name: ABSA Account Number: 4060647292 Branch Code: 632005				Total Due R 124 783.25
Reference: NOK001-U12 Account Holder: KEW LANE BODY CORPORATE Account Type: CURRENT Branch Name: UNIVERSAL				

2025-05-08	Invoice	INV00572	276.00	0	71 013.19
2025-06-01	Journal Batch 46	Interest on arrears balance of R 67 600.96 as at 2025-04-30 (9.00% p.a.).	507.01	0	71 520.20
2025-06-01	Invoice	INV00589	2580.15	0	74 100.35
2025-06-25	Invoice	INV00615	184.00	0	74 284.35
2025-07-01	Journal Batch 47	Interest on arrears balance of R 71 013.19 as at 2025-05-31 (9.00% p.a.).	532.60	0	74 816.95
2025-07-01	Invoice	INV00608	6200.25	0	81 017.20
2025-08-01	Journal Batch 48	Interest on arrears balance of R 74 284.35 as at 2025-07-01 (9.00% p.a.).	557.13	0	81 574.33
2025-08-01	Journal Batch 49	Interest on arrears balance of R 74 284.35 as at 2025-07-01 (9.00% p.a.).	557.13	0	82 131.46
2025-08-01	Invoice	INV00633	3835.75	0	85 967.21
2025-08-22	Journal Batch 50	Interest on arrears balance of R 81 017.20 as at 2025-08-01 (9.00% p.a.).	607.63	0	86 574.84
2025-09-01	Invoice	INV00653	3657.00	0	90 231.84
2025-10-01	Journal Batch 51	Interest on arrears balance of R 86 574.84 as at 2025-08-31 (9.00% p.a.).	649.31	0	90 881.15
2025-10-01	Invoice	INV00672	3740.14	0	94 621.29
2025-11-01	Journal Batch 52	Interest on arrears balance of R 90 231.84 as at 2025-09-30 (9.00% p.a.).	676.74	0	95 298.03
2025-11-01	Invoice	INV00690	4257.67	0	99 555.70
2025-11-24	Invoice	INV00713	500.00	0	100 055.70
2025-12-01	Journal Batch 53	Interest on arrears balance of R 94 621.29 as at 2025-10-31 (9.00% p.a.).	709.66	0	100 765.36
2025-12-01	Invoice	INV00708	3075.27	0	103 840.63
2026-01-01	Journal Batch 54	Interest on arrears balance of R 100 055.70 as at 2025-11-30 (9.00% p.a.).	750.42	0	104 591.05
2026-01-01	Invoice	INV00729	2846.60	0	107 437.65
2026-02-01	Journal Batch 55	Interest on arrears balance of R 103 840.63 as at 2025-12-31 (9.00% p.a.).	778.80	0	108 216.45
2026-02-01	Invoice	INV00749	2564.74	0	110 781.19
2026-03-01	Journal Batch 56	Interest on arrears balance of R 107 437.65 as at 2026-01-31 (9.00% p.a.).	805.78	0	111 586.97
2026-03-01	Invoice	INV00768	2752.97	0	114 339.94
2026-03-24	Invoice	INV00794	92.00	0	114 431.94
2026-04-01	Invoice	INV00787	2752.97	0	117 184.91
2026-04-01	Journal Batch 58	Interest on arrears for period 2026-02-01 to 2026-02-28 with starting balance of 110 781.19. (9.00% p.a.).	764.96	0	117 949.87
2026-05-01	Journal Batch 59	Interest on arrears for period 2026-03-01 to 2026-03-31. (9.00% p.a.).	874.13	0	118 824.00

120+ days	90+ days	60+ days	30+ days	Current
110 321.19	3 650.75	3 517.93	3 386.82	3 906.56
BANKING DETAILS Bank Name: ABSA Account Number: 4060647292 Branch Code: 632005 Reference: NOK001-U12 Account Holder: KEW LANE BODY CORPORATE Account Type: CURRENT Branch Name: UNIVERSAL				Total Due R 124 783.25

2026-05-01	Invoice	<u>INV00812</u>	2512.69	0	121 336.69
2026-06-01	Journal Batch 62	Interest on arrears for period 2026-04-07 to 2026-04-30. (9.00% p.a).	697.92	0	122 034.61
2026-06-01	Invoice	<u>INV00831</u>	3208.64	0	125 243.25
2026-06-01	Credit Note	<u>CRN00005</u> - INV00615: Over recovery on legal fees	0	460.00	124 783.25

120+ days	90+ days	60+ days	30+ days	Current
110 321.19	3 650.75	3 517.93	3 386.82	3 906.56
BANKING DETAILS Bank Name: ABSA Account Number: 4060647292 Branch Code: 632005				Total Due R 124 783.25
Reference: NOK001-U12 Account Holder: KEW LANE BODY CORPORATE Account Type: CURRENT Branch Name: UNIVERSAL				



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**** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.**

SEARCH CRITERIA

Search Date	2026/07/01 17:45	Scheme Number	350
Reference	-	Scheme Type	UNIT
Report Print Date	2026/07/01 17:46	Unit Number	12
Scheme Name	SS KEW LANE	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS KEW LANE	Local Authority	CITY OF JOHANNESBURG
Scheme Number	350	Province	GAUTENG
Situated at	KEW;478;0	Extent	40.0000
Scheme Year	2004	LPI Code	T0IR03610000047800000
Unit Number	12	Registration Division	IR
Previous Description	-	Co-ordinates (Lat/Long)**	-26.122303 / 28.089507
Suburb / Town**	KEW INDUSTRIAL		

OWNER INFORMATION (1)

XULU NOKUTHULA		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST46467/2020
ID Number		Microfilm / Scanned Date	-
Name	XULU NOKUTHULA	Purchase Price (R)	590 000
Multiple Owners**	NO	Purchase Date	2020/01/29
Multiple Properties**	NO	Registration Date	2020/09/23
Share (%)	-		

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ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-12139/2004LG	-	-	-
2	I-1200/2026AT	125021/2024	-	-
3	SB31329/2020	NEDBANK LTD	596 037	-

HISTORIC DOCUMENTS (4)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	SB97707/2004	-	-	-
2	SB83357/2006	-	-	-
3	ST350-12/2004	MNANDI NORTHERN PROJECTS PTY LTD	CRST	-
4	ST111437/2004	MATSEBA TSHEPO JOSEPH	144 667	-

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