

IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION, JOHANNESBURG

Case Number: 2024-037888

In the application of:

KYALAMI GLEN HOMEOWNERS ASSOCIATION NPC **APPLICANT**

And

JABULANI NYABADZA **FIRST RESPONDENT**
(Identity Number: 700724 5890 08 0)

NEDBANK LTD **SECOND RESPONDENT**

FIRSTRAND BANK LTD **THIRD 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 **28th of October 2025** at **Sheriff Halfway House Alexandra, 614 James Crescent, Midrand** at **11h00** to the highest bidder namely:

- I. **ERF 119 KYALAMI GARDENS EXTENSION 1, REGISTRATION DIVISION JR, CITY OF JOHANNESBURG, GAUTENG;**
- II. **MEASURING 771 (SEVEN HUNDRED AND SEVENTY ONE) SQUARE METERS;**
- III. **HELD BY DEED OF TRANSFER NUMBER 15685/2005 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED;**
- IV. **IMPROVEMENTS: VACANT STAND**

PLEASE TAKE FURTHER NOTICE the Second and Third Respondents are to indicate a reasonable reserve price or to agree in writing to a sale without reserve within 10 days of service of this notice of sale.

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 **28th** day of **AUGUST 2025**.



GMI ATTORNEYS
ATTORNEY FOR APPLICANT
9TH FLOOR, ATRIUM ON 5TH
5TH STREET, SANDTON
TEL: 012 428 8600
EMAIL: jsmalberger@gminc.co.za
REF: J SMALBERGER/ 01980670

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: **FIRSTRAND BANK LTD**
4 FIRST PLACE
BANK CITY
JOHANNESBURG



a world class African city

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

PO Box 5000
Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

COPY TAX INVOICE

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

NYABADZA J
STAND NO : 119
39 KINGFISHER CRESCENT
KYALAMI GARDENS EXT 1
1684

Date	2025/09/04
Statement for	September 2025
Physical Address	39 KINGFISHER CRESCENT
Stand No./Portion	00000119 - 00000 - 00
Township	KYALAMI GARDENS EXT.1

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
771 m2	1	2023/07/01	A1	Market Value R 1,002,000.00	Region A Ward 132

Invoice Number : 34006561303	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 900702852	(PIN Code:906957)
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Previous Account Balance	633,241.80
Sub Total	633,241.80
Interest on Arrears	188.38
Current Charges (Excl. VAT)	4,358.96
VAT @ 15%	175.64

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
623,764.31	4,753.39	4,724.10	4,722.98	0.00	637,964.78

Total Due	637,964.78
Due Date	2025/09/19

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 : 2025/09/04 JABULANI NYABADZA
Acc. No. : 900702852 - 39 KINGFISHER CRESCENT, , KYALAMI GARDENS EXT.1

EasyPay	>>>>> 91115 9007028526
SAPO	0146 900702852

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 900702852

>>>>> 516008800111159 90070285203

Account Number 900702852			
Johannesburg Water			
Water & Sanitation	VAT No. 4270191077	Amount	Sub Total
(Period = 2025/08/07 to 2025/09/04 = 29 days) Water charge @ R 552.35 Sewer availability charge (Billing Period 2025/09) VAT: 15.00% (Total Amount: 913.93)		552.35 361.58 137.09	1,051.02
City Power			
Electricity	VAT No. 4710191182		
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	0.00
City of Johannesburg			
Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Vacant R 1,002,000.00 X R 0.0381800 / 12 (Billing Period 2025/09) VAT: 0 %		3,188.03 0.00	3,188.03
PIKITUP			
Refuse	VAT No. 4790191292		
City cleaning levy VAT: 15.00% (Total Amount: 257.00)		257.00 38.55	295.55

Current Charges (Incl. VAT)	4,534.60
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Where can payments be made ?

Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).

YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How can payments be made ?

By debit order, cash, debit or credit card.

KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When can payments be made ?

Payments must reach 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.

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.

MR J NYABADZA

Unit No 119

Reference: MRJ001-D119

Tel: 27833980444

Email: jabulani.nyabadza@gmail.com

STATEMENT

DATE

2025-10-31

Date	Source	Description	Debit	Credit	Cumulative
2025-03-01		Balance b/f	1476731.67	0	1 476 731.67
2025-03-01	Invoice	INV03623	4626.50	0	1 481 358.17
2025-03-10	Journal Batch 104	LEGAL FEES D119	5989.55	0	1 487 347.72
2025-03-12	Journal Batch 129	Interest on arrears balance of R 1 487 347.72 as at 2025-03-12 (18.00% p.a.). Exempt from interest.	0.00	0	1 487 347.72
2025-04-01	Invoice	INV04085	4626.50	0	1 491 974.22
2025-04-07	Journal Batch 130	Legal Fees Recovery - INV 1104037 - 27/02/2025	10234.00	0	1 502 208.22
2025-04-09	Journal Batch 131	Interest on arrears balance of R 1 502 208.22 as at 2025-04-09 (18.00% p.a.).	22533.12	0	1 524 741.34
2025-05-01	Invoice	INV04543	4626.50	0	1 529 367.84
2025-05-09	Journal Batch 136	Interest on arrears balance of R 1 529 367.84 as at 2025-05-09 (18.00% p.a.).	22940.52	0	1 552 308.36
2025-06-01	Invoice	INV04996	4626.50	0	1 556 934.86
2025-06-09	Journal Batch 163	KYALAMI LEGAL RECOVERIES - 1104972 - 23/04/2025	29423.90	0	1 586 358.76
2025-06-10	Journal Batch 164	Interest on arrears balance of R 1 586 358.76 as at 2025-06-10 (18.00% p.a.).	23795.38	0	1 610 154.14
2025-07-01	Invoice	INV05453	4626.50	0	1 614 780.64
2025-07-10	Journal Batch 188	Interest on arrears balance of R 1 614 780.64 as at 2025-07-10 (18.00% p.a.).	24221.71	0	1 639 002.35
2025-07-15	Journal Batch 184	Legal Fees Recovery - June 2025 - 02/06/2025 - INV 1105561	5290.00	0	1 644 292.35

120+ days	90+ days	60+ days	30+ days	Current
1 610 154.14	42 011.17	40 834.88	40 712.57	4 626.50
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 62435904562 Branch Code: 250655				Total Due R 1 738 339.26
Reference: MRJ001-D119 Account Holder: KYALAMI GLEN Account Type: CURRENT Branch Name: UNIVERSAL				

2025-07-15	Journal Batch 184	Legal Fees Recovery - June 2025 - 30/06/2025 - INV 1105959	2697.96	0	1 646 990.31
2025-07-15	Journal Batch 184	Legal Fees Recovery - June 2025 - 02/07/2025 - INV 1106116	5175.00	0	1 652 165.31
2025-08-01	Invoice	INV05848	4626.50	0	1 656 791.81
2025-08-10	Journal Batch 193	Interest on arrears balance of R 1 656 791.81 as at 2025-08-10 (18.00% p.a.).	24851.88	0	1 681 643.69
2025-08-14	Journal Batch 195	Legal Fees Recovery - INV 1106653 - 01/08/2025	11356.50	0	1 693 000.19
2025-09-01	Invoice	INV06309	4626.50	0	1 697 626.69
2025-09-10	Journal Batch 198	Interest on arrears balance of R 1 697 626.69 as at 2025-09-10 (18.00% p.a.).	25464.40	0	1 723 091.09
2025-09-12	Journal Batch 199	Legal Invoice - 1107025 - 28/08/2025	10621.67	0	1 733 712.76
2025-10-01	Invoice	INV06767	4626.50	0	1 738 339.26

120+ days	90+ days	60+ days	30+ days	Current
1 610 154.14	42 011.17	40 834.88	40 712.57	4 626.50
BANKING DETAILS Bank Name: FIRST NATIONAL BANK Account Number: 62435904562 Branch Code: 250655				Total Due R 1 738 339.26
Reference: MRJ001-D119 Account Holder: KYALAMI GLEN Account Type: CURRENT Branch Name: UNIVERSAL				



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

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

SEARCH CRITERIA

Search Date	2025/10/06 10:45	Erf Number	119
Reference	-	Portion Number	-
Report Print Date	2025/10/06 10:46	Deeds Office	Pretoria
Township	kyalami gardens	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T15685/2005
Township	KYALAMI GARDENS EXT 1	Local Authority	CITY OF JOHANNESBURG
Erf Number	119	Province	GAUTENG
Portion Number	0	Extent	771.0000SQM
Registration Division	JR	LPI Code	TOJR05950000011900000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.002761 / 28.077775
Suburb / Town**	KYALAMI GARDENS		

OWNER INFORMATION (1)

NYABADZA JABULANI		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	T15685/2005
ID Number	7007245890080	Microfilm / Scanned Date	-
Name	NYABADZA JABULANI	Purchase Price (R)	345 000
Multiple Owners**	NO	Purchase Date	2004/09/20
Multiple Properties**	NO	Registration Date	2005/02/10
Share (%)	-		

ENDORSEMENTS (6)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B26371/2009	NEDBANK LTD	418 000	-
2	B47239/2012	FIRSTRAND BANK LTD	100 000	-

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