IN THE HIGH COURT OF SOUTH AFRICA
GAUTENG DIVISION, JOHANNESBURG

NOTICE OF SALE IN EXECUTION
(SALE BY AUCTION)

Case No: 2023 - 128653

In the matter between:

ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED	First Execution Creditor
ABSA BANK LIMITED	Second Execution Creditor
And	
MKHIZE: NKULULEKO KLEIN	Execution Debtor

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated **12 FEBRUARY 2025**, in terms of which the below property will be sold in execution by **SHERIFF HALFWAY HOUSE – ALEXANDRA** on **28 OCTOBER 2025** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND** to the highest bidder subject to the reserve price of **R260 000.00**.

1. **A unit consisting of -**

   (a) **Section Number 6 as shown and more fully described on Sectional Plan number SS267/1989, in the scheme known as SPRINGFIELDS in respect of the land and building or buildings situate at BUCCLEUCH TOWNSHIP, LOCAL AUTHORITY: CITY**

OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 63 (SIXTY-THREE) 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. ST62551/2019
SUBJECT TO THE CONDITONS CONTAINED THEREIN

2. An exclusive use area described as GARAGE G4 measuring 18 (EIGHTEEN) square metres being as such part of the common property, comprising the land and the scheme known as SPRINGFIELDS in respect of the land and building or buildings situated at BUCCLEUCH TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, as shown and more fully described on sectional plan number SS267/1989

HELD BY NOTARIAL CESSION OF ECLUSIVE USE AREA NO. SK19/9046 SUBJECT TO THE CONDITIONS CONTAINED THEREIN

('the property')

which is zoned as a residential property, comprising the following:

<u>Main Building</u>

2 bedrooms, 1 bathroom, 1 lounge and a kitchen.

WHICH CANNOT BE GUARANTEED.

The property is situated at: **UNIT 6 SPRINGFIELDS, 10 GIBSON DRIVE WEST, BUCCLEUCH, 1684** and falls within the Magisterial District of

JOHANNESBURG (PREVIOUSLY JOHANENSBURG NORTH).

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 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 plus VAT in total and a minimum of R3 000.00 plus VAT, 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.

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff **HALFWAY HOUSE - ALEXANDRA** at **3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN, SANDTON**.

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. Go to shha.online to register and participate online of the under mentioned property of the execution debtor on conditions of which will lie for inspection at the offices of the Sheriff Halfway House, 3rd Floor, Sandton City Office Towers ,5th street, Sandown, prior to the sale.

Registration as a buyer is a pre-requisite subject to conditions including, *inter alia*:

1. Directive of the Consumer Protection Act 68 of 2008. (URLhttp://www.info.gov.za/view/DownloandFileAction?id=99961)

2. FICA - legislation i.r.o. proof of identity and address particulars.

3. Payment of a Registration Fee in the amount of **R50 000.00 (refundable).**

4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of **HALFWAY HOUSE - ALEXANDRA** at **3RD FLOOR, SANDTON CITY OFFICE TOWERS, 5TH STREET, SANDOWN** during normal office hours from Monday to Friday.

Dated at **JOHANNESBURG** on this the 03rd day of **SEPTEMBER 2025**.

LOWNDES DLAMINI ATTORNEYS
Attorneys for Execution Creditors
First Floor
Wierda Road East
Wierda Valley
Sandton
Tel. (011) 292-5777
Ref: **C HERSELMAN/NM/MAT37736**
Email: christian@lowndes.co.za /
nomaswazim@lowndes.co.za

Joburg

a world class African city

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

E-mail :
JoburgConnect@joburg.org.za

PO Box 5000
Johannesburg 2000

COPY TAX INVOICE

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

NKULULEKO KLEIN MKHIZE
60 BUCCLEUCH TS
BUCCLEUCH
2090

Date	2025/09/03
Statement for	September 2025
Physical Address	60 BUCCLEUCH TS
Stand No./Portion	6 SPRINGFIELDS
Township	BUCCLEUCH

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
63 m2		2023/07/01	E1	Market Value R 730,000.00	Region E WARD 32

Invoice Number : 28006631521
Client VAT Number :
Group :
Next Reading Date :
Deposit Paid : R 0.00

Account Number 556120636 **(PIN Code:266166)**

Previous Account Balance	34,134.14
Sub Total	34,134.14
Interest on Arrears	37.41
Current Charges (Excl. VAT)	588.02
VAT @ 15%	36.90
Total Due	34,796.47
Due Date	2025/09/18

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
32,325.67	907.19	901.28	662.33	0.00	34,796.47

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 : 2025/09/03 NKULULEKO KLEIN MKHIZE
Acc. No. : 556120636 - 60 BUCCLEUCH TS , BUCCLEUCH

EasyPay	>>>>> 91115 5561206367
SAPO	0146 556120636

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 556120636

>>>>> 516008800111159 55612063608

Account Number 556120636

		Amount	Sub Total
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 Residential R 730,000.00 X R 0.0095447 / 12 (Billing Period 2025/09) Less rates on first R300 000.00 of market value VAT: 0 %		580.64 - 238.62 0.00	**342.02**
PIKITUP Refuse	**VAT No. 4790191292**		
Refuse Residential VAT: 15.00% (Total Amount: 246.00)		246.00 36.90	**282.90**

Current Charges (Incl. VAT) 624.92

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 wantyour services terminated and submitted to any CoJ Municipal Regional Office.

Community Living Administrators

Springfields Body Corporate
Reg No: SS 76, 266, 267, 434, 440 / 1990
Email.: finance4@rubrixcla.co.za
Contact No.: 010-023-3366

ADDRESS
Springfields Body Corporate
10 Gibson Drive West
Buccleuch
Johannesburg
2090

Mr NK Mkhize
Unit 6 Springfield,
10 Gibson Drive West,
Buccleuch,
Johannesburg,
2090

Unit No 6
Reference: MRN001-U6
Email: nkmkhize@gmail.com

STATEMENT

DATE
2025-09-09

Date	Source	Description	Debit	Credit	Cumulative
2025-01-01		Balance b/f	215577.28	0	215 577.28
2025-01-01	Invoice INV09284 (Line 1)	Levies	1269.84	0	216 847.12
2025-01-01	Invoice INV09284 (Line 2)	CSOS Levies	15.40	0	216 862.52
2025-01-01	Invoice INV09284 (Line 3)	Common Area - Electricity	27.53	0	216 890.05
2025-01-01	Invoice INV09284 (Line 4)	Sewerage	507.78	0	217 397.83
2025-01-01	Invoice INV09284 (Line 5)	Common Area - Water	20.00	0	217 417.83
2025-01-01	Invoice INV09284 (Line 6)	Water	200.00	0	217 617.83
2025-01-24	Journal Batch 140	Interest on arrears balance of R 215 577.28 as at 2024-12-31 (10.00% p.a.).	1796.48	0	219 414.31
2025-02-01	Invoice INV09464 (Line 1)	U6 Legal Fees	1667.50	0	221 081.81
2025-02-01	Invoice INV09473 (Line 1)	Levies	1269.84	0	222 351.65
2025-02-01	Invoice INV09473 (Line 2)	CSOS Levies	15.40	0	222 367.05
2025-02-01	Invoice INV09473 (Line 3)	Common Area - Electricity	27.53	0	222 394.58
2025-02-01	Invoice INV09473 (Line 4)	Sewerage	507.78	0	222 902.36
2025-02-01	Invoice INV09473 (Line 5)	Common Area - Water	20.00	0	222 922.36
2025-02-01	Invoice INV09473 (Line 6)	Water	200.00	0	223 122.36
2025-02-23	Journal Batch 149	Interest on arrears balance of R 219 414.31 as at 2025-01-31 (10.00% p.a.). Exempt from interest.	0.00	0	223 122.36

120+ days	90+ days	60+ days	30+ days	Current
245 239.66	2 040.55	3 778.60	2 040.55	6 956.80

BANKING DETAILS
Bank Name: ABSA
Account Number: 4050318766
Branch Code: 632005

Reference: MRN001-U6
Account Holder: SPRINGFIELDS
Account Type: CURRENT
Branch Name: BUCCLEUCH

Total Due

R 260 056.16

2025-03-01	Invoice INV09653 (Line 1)	U6 Legal Fees	115.00	0	223 237.36
2025-03-01	Invoice INV09662 (Line 1)	Levies	1269.84	0	224 507.20
2025-03-01	Invoice INV09662 (Line 2)	CSOS Levies	15.40	0	224 522.60
2025-03-01	Invoice INV09662 (Line 3)	Common Area - Electricity	27.53	0	224 550.13
2025-03-01	Invoice INV09662 (Line 4)	Sewerage	507.78	0	225 057.91
2025-03-01	Invoice INV09662 (Line 5)	Common Area - Water	20.00	0	225 077.91
2025-03-01	Invoice INV09662 (Line 6)	Water	200.00	0	225 277.91
2025-03-24	Journal Batch 155	Interest on arrears balance of R 223 122.36 as at 2025-02-28 (10.00% p.a.). Exempt from interest.	0.00	0	225 277.91
2025-04-01	Invoice INV09847 (Line 1)	U6 Legal Fees	3979.00	0	229 256.91
2025-04-01	Invoice INV09853 (Line 1)	Levies	1269.84	0	230 526.75
2025-04-01	Invoice INV09853 (Line 2)	CSOS Levies	15.40	0	230 542.15
2025-04-01	Invoice INV09853 (Line 3)	Common Area - Electricity	27.53	0	230 569.68
2025-04-01	Invoice INV09853 (Line 4)	Sewerage	507.78	0	231 077.46
2025-04-01	Invoice INV09853 (Line 5)	Common Area - Water	20.00	0	231 097.46
2025-04-01	Invoice INV09853 (Line 6)	Water	200.00	0	231 297.46
2025-04-24	Journal Batch 157	Interest on arrears balance of R 225 277.91 as at 2025-03-31 (10.00% p.a.). Exempt from interest.	0.00	0	231 297.46
2025-05-01	Invoice INV10224 (Line 1)	Admin fee	57.50	0	231 354.96
2025-05-01	Invoice INV10037 (Line 1)	U6 Legal Fee	4287.21	0	235 642.17
2025-05-01	Invoice INV10044 (Line 1)	Levies	1269.84	0	236 912.01
2025-05-01	Invoice INV10044 (Line 2)	CSOS Levies	15.40	0	236 927.41
2025-05-01	Invoice INV10044 (Line 3)	Common Area - Electricity	27.53	0	236 954.94
2025-05-01	Invoice INV10044 (Line 4)	Sewerage	507.78	0	237 462.72
2025-05-01	Invoice INV10044 (Line 5)	Common Area - Water	20.00	0	237 482.72
2025-05-01	Invoice INV10044 (Line 6)	Water	200.00	0	237 682.72
2025-05-23	Journal Batch 158	Interest on arrears balance of R 231 297.46 as at 2025-04-30 (10.00% p.a.). Exempt from interest.	0.00	0	237 682.72
2025-05-23	Journal Batch 159	Interest on Arrears from Feb 2025 - May 2025	7556.94	0	245 239.66
2025-06-01	Invoice INV10245 (Line 1)	Levies	1269.84	0	246 509.50
2025-06-01	Invoice INV10245 (Line 2)	CSOS Levies	15.40	0	246 524.90
2025-06-01	Invoice INV10245 (Line 3)	Common Area - Electricity	27.53	0	246 552.43
2025-06-01	Invoice INV10245 (Line 4)	Sewerage	507.78	0	247 060.21
2025-06-01	Invoice INV10245 (Line 5)	Common Area - Water	20.00	0	247 080.21
2025-06-01	Invoice INV10245 (Line 6)	Water	200.00	0	247 280.21
2025-06-23	Journal Batch 160	Interest on arrears balance of R 245 239.66 as at 2025-05-31 (10.00% p.a.). Exempt from interest.	0.00	0	247 280.21

120+ days	90+ days	60+ days	30+ days	Current
245 239.66	2 040.55	3 778.60	2 040.55	6 956.80

BANKING DETAILS

Bank Name: ABSA
Account Number: 4050318766
Branch Code: 632005

Reference: MRN001-U6
Account Holder: SPRINGFIELDS
Account Type: CURRENT
Branch Name: BUCCLEUCH

Total Due

R 260 056.16

2025-07-01	Invoice INV10428 (Line 1)	U6 Legal Fees	1738.05	0	249 018.26
2025-07-01	Invoice INV10438 (Line 1)	Levies	1269.84	0	250 288.10
2025-07-01	Invoice INV10438 (Line 2)	CSOS Levies	15.40	0	250 303.50
2025-07-01	Invoice INV10438 (Line 3)	Common Area - Electricity	27.53	0	250 331.03
2025-07-01	Invoice INV10438 (Line 4)	Sewerage	507.78	0	250 838.81
2025-07-01	Invoice INV10438 (Line 5)	Common Area - Water	20.00	0	250 858.81
2025-07-01	Invoice INV10438 (Line 6)	Water	200.00	0	251 058.81
2025-07-23	Journal Batch 163	Interest on arrears balance of R 247 280.21 as at 2025-06-30 (10.00% p.a.). Exempt from interest.	0.00	0	251 058.81
2025-08-01	Invoice INV10631 (Line 1)	Levies	1269.84	0	252 328.65
2025-08-01	Invoice INV10631 (Line 2)	CSOS Levies	15.40	0	252 344.05
2025-08-01	Invoice INV10631 (Line 3)	Common Area - Electricity	27.53	0	252 371.58
2025-08-01	Invoice INV10631 (Line 4)	Sewerage	507.78	0	252 879.36
2025-08-01	Invoice INV10631 (Line 5)	Common Area - Water	20.00	0	252 899.36
2025-08-01	Invoice INV10631 (Line 6)	Water	200.00	0	253 099.36
2025-09-01	Invoice INV10820 (Line 1)	U6 Legal Fees June 2025	2072.30	0	255 171.66
2025-09-01	Invoice INV10820 (Line 2)	U6 Legal Fees July 2025	2843.95	0	258 015.61
2025-09-01	Invoice INV10827 (Line 1)	Levies	1269.84	0	259 285.45
2025-09-01	Invoice INV10827 (Line 2)	CSOS Levies	15.40	0	259 300.85
2025-09-01	Invoice INV10827 (Line 3)	Common Area - Electricity	27.53	0	259 328.38
2025-09-01	Invoice INV10827 (Line 4)	Sewerage	507.78	0	259 836.16
2025-09-01	Invoice INV10827 (Line 5)	Common Area - Water	20.00	0	259 856.16
2025-09-01	Invoice INV10827 (Line 6)	Water	200.00	0	260 056.16
2025-09-08	Journal Batch 166	Interest on arrears balance of R 251 058.81 as at 2025-07-31 (10.00% p.a.). Exempt from interest.	0.00	0	260 056.16

120+ days	90+ days	60+ days	30+ days	Current
245 239.66	2 040.55	3 778.60	2 040.55	6 956.80

BANKING DETAILS

Bank Name: ABSA
Account Number: 4050318766
Branch Code: 632005

Reference: MRN001-U6
Account Holder: SPRINGFIELDS
Account Type: CURRENT
Branch Name: BUCCLEUCH

Total Due

R 260 056.16

Deeds Office Property

SS SPRINGFIELDS, 267/1989, 6, PRETORIA

Lexis® WinDeed

SearchInsure Activated

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	2025/10/06 10:37	Scheme Number	267
Reference	-	Scheme Type	UNIT
Report Print Date	2025/10/06 10:37	Unit Number	6
Scheme Name	SPRINGFIELDS	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS SPRINGFIELDS	Local Authority	CITY OF JOHANNESBURG
Scheme Number	267	Province	GAUTENG
Situated at	BUCCLEUCH , 60&61	Extent	63.0000
Scheme Year	1989	LPI Code	T0IR01160000006000000, T0IR01160000006000006, T0IR01160000006100000
Unit Number	6	Registration Division	NOT AVAILABLE
Previous Description	-	Co-ordinates (Lat/Long)**	-26.062311 / 28.098494
Suburb / Town**	BUCCLEUCH		

OWNER INFORMATION (1)

MKHIZE NKULULEKO KLEIN			Owner 1 of 1
Person Type**	PRIVATE PERSON	Document	ST62551/2019
ID Number	8402146355086	Microfilm / Scanned Date	-
Name	MKHIZE NKULULEKO KLEIN	Purchase Price (R)	710 000
Multiple Owners**	NO	Purchase Date	2019/06/15
Multiple Properties**	NO	Registration Date	2019/09/30
Share (%)	-		

ENDORSEMENTS (3)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-1169/2025AT	128653/2023	-	-
2	SB39706/2019	ABSA HOME LOANS GUARANTEE CO (RF) PTY LTD	674 500	-