

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

Case number: **2023-114906**

In the matter between:

FIRSTRAND BANK LIMITED

Execution Creditor

And

VUSI MABASA

Judgment Debtor

**NOTICE OF SALE IN EXECUTION
(AUCTION)**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 03rd of July 2024 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of **SHERIFF HALFWAY HOUSE - ALEXANDRA** on **TUESDAY** the **28TH** day of **OCTOBER 2025** at **11:00** at **614 JAMES CRESCENT, HALFWAY HOUSE** to the highest bidder with a reserve price of R500,000.00.

CERTAIN:

A UNIT CONSISTING OF –

- (A) SECTION NO. 4 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS1040/1997, IN THE SCHEME KNOWN AS GLENHURST IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT KEW TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURH OF WHICH**

SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 44 (FORTY FOUR) 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 NUMBER ST57235/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: General Residential (not guaranteed)

The property is situated at **4 GLENHURST, 90 JUNCTION STREET, LYNDHURST, 2090** and consists of:

MAIN BUILDING: Duplex, block walls, Harvey tile roof, tiled floors, lounge, 2 bedrooms, kitchen, 1 bathroom, 1 toilet, 1 carport (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected on shha.online or before the sale at the offices of the said sheriff of the High Court for the district of **HALFWAY HOUSE-ALEXANDRA** situated at **614 JAMES CRESCENT, HALFWAY HOUSE** or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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.

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

- a) Directive of the Consumer Protection Act 68 of 2008 as amended.

(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

- b) FICA – legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of R50,000.00 (cash) which is refundable.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

DATED AT JOHANNESBURG ON THIS 03RD DAY OF SEPTEMBER 2025.

Attorneys for the Execution Creditor

**GLOVER KANNIEAPPAN
INCORPORATED**

18 Jan Smuts Avenue
Parktown, Johannesburg
Docex 172, Johannesburg

Tel: 011 482-5652

Fax: 011 482 5653

Ref: MJ/MAT104392

Email: lit10@gkinc.co.za



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

SEARCH CRITERIA

Search Date	2024/09/17 13:13	Scheme Number	1040
Reference	mabasa	Scheme Type	UNIT
Report Print Date	2024/09/17 13:14	Unit Number	4
Scheme Name	SS GLENHURST	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS GLENHURST	Local Authority	CITY OF JOHANNESBURG
Scheme Number	1040	Province	GAUTENG
Situated at	KEW , SEE INDEX	Extent	44.0000
Scheme Year	1997	LPI Code	TOIR03610000004600000, TOIR03610000009800000, TOIR036100000072100000, TOIR036100000072200000, TOIR036100000072200001, TOIR036100000072300000, TOIR036100000072300001, TOIR036100000084200000, TOIR036100000084400000
Unit Number	4	Registration Division	NOT AVAILABLE
Previous Description	-	Co-ordinates (Lat/Long)**	-26.126754 / 28.101385
Suburb / Town**	KEW		

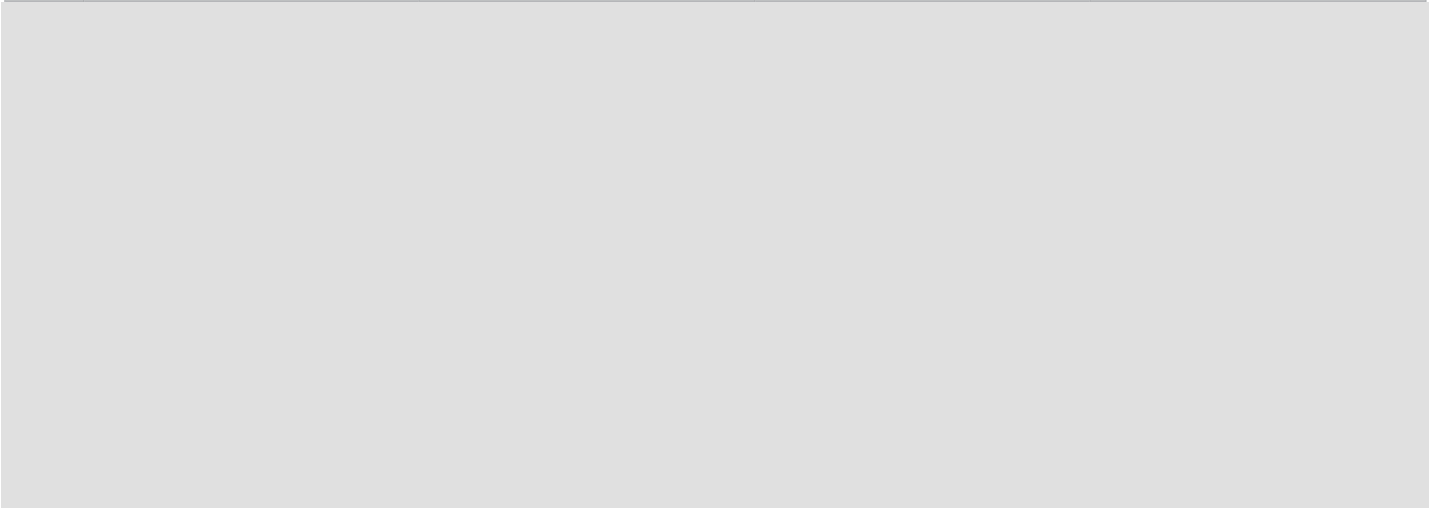
OWNER INFORMATION (1)

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OWNER INFORMATION (1)			
MABASA VUSI			Owner 1 of 1
Person Type**	PRIVATE PERSON	Document	ST57235/2015
ID Number	8909275714081	Microfilm / Scanned Date	-
Name	MABASA VUSI	Purchase Price (R)	500 000
Multiple Owners**	NO	Purchase Date	2014/10/06
Multiple Properties**	NO	Registration Date	2015/06/29
Share (%)	-		

ENDORSEMENTS (3)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-2566/2024AT	114906/2023	-	-
2	SB19267/2016	FIRSTRAND BANK LTD	453 000	-



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COPY OF TAX INVOICE

VUSI MABASA
SECTION 4 GLENHURST
24 THIRD AVENUE
KEW
2090

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: JOHANNESBURG WATER: 4270191077

VAT NO: PIKITUP: 4790191292
VAT NO: CITY POWER: 4710191182

Date	2024/09/04
Statement for	September 2024
Physical Address	24 THIRD AVENUE
Stand No./Portion	4 GLENHURST
Township	KEW

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
44 m2	1	2023/07/01	E1	Market Value R 528,000.00	Region E WARD 81

Invoice Number: 76006082657

Next Reading Date: 2024/09/19

Client VAT Number:

Deposit: R 0.00

Account Number: 553641905

PIN CODE: xxxxxx

Previous Account Balance

30,668.28

Sub Total

30,668.28

Interest on Arrears

30.75

Current Charges (Excl. VAT)

404.37

VAT @ 15%

34.65

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
29,268.49	703.36	696.43	469.77	0.00	31,138.05	Due Date	31,138.05
							2024/09/19

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over thirty (30) days. Paying your municipal account in full and or enter payment arrangement will avoid services being cut off.

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



EasyPay 91115 5536419053



Postal Office 0146 553641905



516008800111159 55364190506

Date: 2024/09/04

VUSI MABASA

Acc. No.: 553641905

24 THIRD AVENUE



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 553641905

Total Due	31,138.05
Due Date	2024/09/19



Account Number: 553641905

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 528,000.00 X R 0.0091250 / 12 (Billing Period 2024/09) Less rates on first R300 000.00 of market value VAT: 0 %		401.50 - 228.13 0.00	173.37

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential VAT: 15.00%		231.00 34.65	265.65

Current Charges (Including VAT)

439.02

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.

MABASA V - UNIT 4

Unit 4 Glenhurst Kew,
99 Second Lane,
Kew

Unit No 4
Reference: MAB001-U4
Tel: 27782308650
Email: vusimaba@gmail.com

STATEMENT

DATE
2025-09-01

Date	Source	Description	Debit	Credit	Cumulative
2025-08-01		Balance b/f	17817.39	0	17 817.39
2025-08-01	Invoice	INV15506	1955.00	0	19 772.39
2025-08-01	Invoice	INV15513	2235.17	0	22 007.56
2025-08-08	Invoice	INV15665	170.00	0	22 177.56
2025-08-16	Journal Batch 729	Interest on arrears balance of R 22 177.56 as at 2025-08-16 (1.50% p.m.).	332.66	0	22 510.22
2025-09-01	Invoice	INV15655	1151.15	0	23 661.37
2025-09-01	Invoice	INV15702	2323.01	0	25 984.38

120+ days	90+ days	60+ days	30+ days	Current
12 936.20	2 405.79	2 475.40	4 692.83	3 474.16
BANKING DETAILS Bank Name: ABSA Account Number: 4096043660 Branch Code: 632005 Reference: MAB001-U4 Account Holder: GLENHURST KEW Account Type: CURRENT Branch Name: UNIVERSAL				Total Due R 25 984.38