

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

**CASE NUMBER: 2025-033980**

In the matter between :

**THORNHILL OFFICE PARK BODY CORPORATE**

**EXECUTION CREDITOR**

SS Number 1354/2007

And

**GABSIES BUSINESS SOLUTIONS CC**

**1<sup>ST</sup> EXECUTION DEBTOR**

Registration Number 2005/041759/23

**CITY OF JOHANNESBURG MUNICIPALITY**

**2<sup>ND</sup> EXECUTION DEBTOR**

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**NOTICE OF SALE IN EXECUTION**

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**IN PURSUANCE OF** a judgment in the above Honourable Court and a writ of execution dated **24 June 2025**, the property listed hereinbelow will be sold in execution to the highest bidder. The sale in execution will be conducted by the Sheriff of the above Honourable Court, **SHERIFF HALFWAY HOUSE 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND** on the **24 February 2026** at **11h00** or as soon as reasonably possible thereafter.

**THE PROPERTY:**

1. **UNIT 30 BUILDING 23, G4**, in the sectional title scheme known as **THORNHILL OFFICE PARK**, with scheme number **SS NO 1354/2007**, held by the Execution Debtor under Sectional Title Deed **ST68505/2012**, which is better known as **UNIT**

**BUILDING 23, G4 THORNHILL OFFICE PARK, 84 BEKKER ROAD, VORNA VALLEY**, in the City of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional title plan is 194 (ONE HUNDRED AND NINETY FOUR) square meters in extent.

2. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as enclosed on the said sectional title plan.
3. As aforementioned, the property is held by Deed of Transfer **ST68505/2012**.

**THE PROPERTY IS ALSO KNOWN AS: UNIT BUILDING 23, G4 THORNHILL OFFICE PARK, 84 BEKKER ROAD, VORNA VALLEY.**

The following information is furnished regarding the improvements to the property, though in this regard nothing is guaranteed:

**The property consists of: One (1) Bedroom, 1 (One) Bathroom, 1 (One) Lounge, 1 (One) Kitchen and 1 (One) Carport.**

**THE CONDITIONS OF SALE:**

10% (Ten Percent) of the purchase price, and the Sheriff's costs, to be paid in cash on the day of the sale and the balance payable against registration of transfer, to be secured by a bank or another acceptable guarantee to be furnished to the Sheriff of the above Honourable Court, **SHERIFF HALFWAY HOUSE ALEXANDRA**, within 21 (Twenty-One) days from the date of sale.

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 conditions of sale are open for inspection at the offices of the Sheriff of the above Honourable Court, **SHERIFF HALFWAY HOUSE ALEXANDRA 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.**

Signed and dated at ROODEPOORT on this 11 November 2025.

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**ATTORNEYS FOR THE APPLICANT  
HEERSCHOP PIENAAR ATTORNEYS**

Block A, Ground Floor  
Clearview Office Park  
77 Wilhelmina Avenue  
Allen's Nek  
1716

Postnet Suite 162  
Private Bag X1  
Florida Hills  
1716

Tel No. : (011) 763 3050

Email: velme@shplaw.co.za

admin10@shplaw.co.za

REF: TOP/0001/VO/cl



# SS THORNHILL OFFICE PARK PHASE 3

## 1354, U:30 (PRETORIA)

Deeds Office Property Scheme

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	Deeds Office Property Scheme
Search Description	SS THORNHILL OFFICE PARK PHASE 3 1354, U:30 (PRETORIA)
Reference	SEARCHWORKS
Date	17/10/2025

### SCHEME INFORMATION

#### Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS THORNHILL OFFICE PARK PHASE 3
Scheme Number / Year	1354/2007
Unit Number	30
Situated At	VORNA VALLEY EXT 86;2152;0
Registration Division	IR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	194.0000
LPI Code	TOIR09520000215200000
Street Address	UNKNOWN

### OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
GABSIE'S BUSINESS SOLUTIONS CC	200504175923	R3 025 000,00	16/04/2012

### OWNER INFORMATION

#### Owner 1 of 1

Owner Name	GABSIE'S BUSINESS SOLUTIONS CC
ID / Reg. Number	200504175923
Owner Type	COMPANY
Title Deed	ST68505/2012
Purchase Date	16/04/2012
Registration Date	11/09/2012
Purchase Price	R3025000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20121026 13:36:47

**ENDORSEMENT(S)**

Document Number	Microfilm Reference Number	Institution	Value
I-2906/2025AT	20250919 10:45:37	33980/2025	R0,00

**REPORT INFORMATION**

Date of Information	17/10/2025 13:18	
Print Date	17/10/2025 13:18	
Generated By	HEIN GOUWS	
Reference	SEARCHWORKS	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

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 Johannesburg 2000

E-mail :  
 JoburgConnect@joburg.org.za

a world class African city

# COPY TAX INVOICE

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

**GABSIE'S BUSINESS SOLUTIONS CC**  
 PO Box 3840  
 HALFWAY HOUSE  
 1685

Date	2025/12/04
Statement for	December 2025
Physical Address	52 BEKKER ROAD
Stand No./Portion	30 THORNHILL OFFICE PARK PHASE 3
Township	VORNA VALLEY EXT.86

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
194 m2	1	2023/07/01	A1	Market Value R 2,812,000.00	Region A Ward 132

Invoice Number : 148006181774	Group :	Next Reading Date :
Client VAT Number : 4830226892		Deposit Paid : R 0.00

Account Number 552857549	(PIN Code:213728)
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Previous Account Balance	195,191.19
Sub Total	195,191.19
Interest on Arrears	253.60
Current Charges (Excl. VAT)	5,970.66
VAT @ 15%	56.85

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
182,555.54	6,322.61	6,313.04	6,281.11	0.00	201,472.30

<b>Total Due</b>	<b>201,472.30</b>
<b>Due Date</b>	<b>2025/12/19</b>

**COJ Debt Relief Programme Phase 4 is now open (1 Nov 2025 to 31 Oct 2026). Apply & reduce what you owe. Visit: [www.joburg.org.za](http://www.joburg.org.za) and click on Debt Relief icon.**  
**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](mailto:complaints@joburgombudsman.org.za)**

**Remittance Advice :**  
 This stub must accompany payment,  
 please do not detach if paying at the post office

Date : 2025/12/04 GABSIE'S BUSINESS SOLUTIONS CC  
 Acc. No. : 552857549 - 52 BEKKER ROAD , VORNA VALLEY EXT.86

EasyPay	>>>>> 91115 5528575490
SAPO	0146 552857549

**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 552857549

>>>>> 516008800111159 55285754908







Thornhill BC Body Corporate

Email.: norman@stonewood.co.za

Contact No.: 011 775 1189

**ADDRESS**

The Marc, Tower 2,

2nd Floor

129 Rivonia Road

P.O. Box 786130

Sandton

2146

Reg. No.

2008/006570/07

VAT. No. 4780249480

**GABSIE'S BUSINESS SOLUTIONS CC**  
 SUITE G4 BLOCK 27 ELETHU HOUSE 94 BEKKER ROAD  
 MIDRAND GAUTEMG 1686

Unit No 27 - G4  
 Reference: GAB001-U27 - G4  
 Tel: 0637441860  
 Email: kchwaro@insikafoundation.co.za

# STATEMENT

DATE
2026-01-31

Date	Source	Description	Debit	Credit	Cumulative
2024-01-01		Balance b/f	0.00	0	0.00
2024-06-15	Journal Batch 13	Take-on as at 15 June 2024 -TL010004 - GABIE'S BUSINESS SOLUTIONS CC	171271.16	0	171 271.16
2024-07-01	Invoice	<a href="#">INV00012</a>	9504.67	0	180 775.83
2024-07-08	Journal Batch 25	Interest on arrears balance of R 180 775.83 as at 2024-07-08 (24.00% p.a.).	3615.52	0	184 391.35
2024-08-01	Invoice	<a href="#">INV00036</a>	12182.11	0	196 573.46
2024-08-08	Journal Batch 21	Interest on arrears balance of R 192 957.94 as at 2024-08-08 (24.00% p.a.).	3859.16	0	200 432.62
2024-08-29	Journal Batch 10	LEGAL FEES	1299.50	0	201 732.12
2024-09-01	Invoice	<a href="#">INV00060</a>	11194.48	0	212 926.60
2024-09-08	Journal Batch 22	Interest on arrears balance of R 209 311.08 as at 2024-09-08 (24.00% p.a.).	4186.22	0	217 112.82
2024-10-01	Invoice	<a href="#">INV00084</a>	13193.62	0	230 306.44
2024-10-08	Journal Batch 23	Interest on arrears balance of R 226 690.92 as at 2024-10-08 (24.00% p.a.).	4533.82	0	234 840.26
2024-10-30	Journal Batch 14	LEGAL FEES	402.50	0	235 242.76
2024-10-30	Journal Batch 15	LEGAL FEES	2601.30	0	237 844.06

120+ days	90+ days	60+ days	30+ days	Current
236 060.80	27 012.61	32 860.73	18 166.38	14 898.23

**BANKING DETAILS**

Bank Name: FIRST NATIONAL BANK  
 Account Number: 62819637432  
 Branch Code: 250655

Reference: GAB001-U27 - G4  
 Account Holder: THORNHILL BC  
 Account Type: CURRENT  
 Branch Name: UNIVERSAL

<b>Total Due</b>
<b>R 328 998.75</b>

2024-10-30	Journal Batch 16	LEGAL FEES	63.25	0	237 907.31
2024-10-30	Journal Batch 17	LEGAL FEES	2074.80	0	239 982.11
2024-10-30	Journal Batch 18	LEGAL FEES	4986.63	0	244 968.74
2024-11-01	Invoice	<a href="#">INV00108</a>	13228.11	0	258 196.85
2024-11-08	Journal Batch 24	Interest on arrears balance of R 254 581.33 as at 2024-11-08 (24.00% p.a.).	5091.63	0	263 288.48
2024-12-01	Invoice	<a href="#">INV00132</a>	13076.80	0	276 365.28
2024-12-10	Journal Batch 30	Interest on arrears balance of R 294 389.52 as at 2024-12-10 (24.00% p.a.).	5887.79	0	282 253.07
2024-12-10	Journal Batch 31	Interest on arrears balance of R 282 253.07 as at 2024-12-10 (24.00% p.a.). Exempt from interest.	0.00	0	282 253.07
2025-01-01	Invoice	<a href="#">INV00156</a>	14680.93	0	296 934.00
2025-01-09	Journal Batch 32	Interest on arrears balance of R 296 934.00 as at 2025-01-09 (24.00% p.a.).	5938.68	0	302 872.68
2025-02-01	Invoice	<a href="#">INV00180</a>	11858.80	0	314 731.48
2025-02-06	Journal Batch 49	LEGAL FEES U30	2639.83	0	317 371.31
2025-02-10	Journal Batch 50	Interest on arrears balance of R 317 371.31 as at 2025-02-10 (24.00% p.a.).	6347.43	0	323 718.74
2025-03-01	Invoice	<a href="#">INV00204</a>	8997.87	0	332 716.61
2025-03-01	Credit Note	<a href="#">CRN00006</a> - : Utility Billings - Refund - Premises was Vacant - (01/01/2023 - 31/03/2025)	0	131184.56	201 532.05
2025-03-12	Journal Batch 51	Interest on arrears balance of R 201 532.05 as at 2025-03-12 (24.00% p.a.).	4030.64	0	205 562.69
2025-03-31	Invoice	<a href="#">INV00244</a>	11182.60	0	216 745.29
2025-03-31	Journal Batch 65	Credit Note Reversal	37108.31	0	253 853.60
2025-03-31	Journal Batch 65	Levy Credit-Water	0	37108.31	216 745.29
2025-03-31	Journal Batch 68	Credit Note Reversal	28140.01	0	244 885.30
2025-03-31	Journal Batch 68	Levy Credit-Sewerage	0	28140.01	216 745.29
2025-03-31	Journal Batch 71	Credit Note Reversal	65936.24	0	282 681.53
2025-03-31	Journal Batch 71	Levy Credit-Electricity	0	65936.24	216 745.29
2025-04-01	Invoice	<a href="#">INV00228</a>	4162.51	0	220 907.80
2025-04-09	Journal Batch 52	Interest on arrears balance of R 220 907.80 as at 2025-04-09 (24.00% p.a.).	4418.16	0	225 325.96
2025-04-23	Invoice	<a href="#">INV00269</a>	2327.60	0	227 653.56
2025-05-01	Invoice	<a href="#">INV00281</a>	9148.18	0	236 801.74
2025-05-16	Invoice	<a href="#">INV00296</a>	988.43	0	237 790.17
2025-06-01	Invoice	<a href="#">INV00309</a>	10902.65	0	248 692.82
2025-06-09	Journal Batch 76	Interest on arrears balance of R 248 692.82 as at 2025-06-09 (24.00% p.a.).	4973.86	0	253 666.68
2025-06-18	Invoice	<a href="#">INV00322</a>	3936.45	0	257 603.13

120+ days	90+ days	60+ days	30+ days	Current
236 060.80	27 012.61	32 860.73	18 166.38	14 898.23
<b>BANKING DETAILS</b>				<b>Total Due</b>
Bank Name: FIRST NATIONAL BANK Account Number: 62819637432 Branch Code: 250655		Reference: GAB001-U27 - G4 Account Holder: THORNHILL BC Account Type: CURRENT Branch Name: UNIVERSAL		<b>R 328 998.75</b>

2025-07-01	Invoice	<a href="#">INV00334</a>	13350.66	0	270 953.79
2025-07-09	Journal Batch 81	Interest on arrears balance of R 270 953.79 as at 2025-07-09 (24.00% p.a.).	5419.08	0	276 372.87
2025-07-21	Invoice	<a href="#">INV00347</a>	10098.15	0	286 471.02
2025-08-01	Invoice	<a href="#">INV00359</a>	16058.78	0	302 529.80
2025-08-10	Journal Batch 104	Interest on arrears balance of R 302 529.80 as at 2025-08-10 (24.00% p.a.).	6050.60	0	308 580.40
2025-08-15	Journal Batch 110	Legal Fees Recovery - 106514 - 14/08/2025	606.05	0	309 186.45
2025-09-01	Invoice	<a href="#">INV00383</a>	22245.71	0	331 432.16
2025-09-02	FIRST NATIONAL BANK: 62819637432	FNB OB PMT GAB001-U27-G4 - "Payment - Thank you"	0	100000.00	231 432.16
2025-09-10	Journal Batch 111	Interest on arrears balance of R 231 432.16 as at 2025-09-10 (24.00% p.a.).	4628.64	0	236 060.80
2025-10-01	Invoice	<a href="#">INV00407</a>	17545.17	0	253 605.97
2025-10-09	Journal Batch 116	Interest on arrears balance of R 253 605.97 as at 2025-10-09 (24.00% p.a.).	5072.12	0	258 678.09
2025-10-17	Journal Batch 119	Legal Fees Recovery - Inv 109127 - 14/09/2025	1121.25	0	259 799.34
2025-10-17	Journal Batch 119	Legal Fees Recovery - Inv 111948 - 13/10/2025	3274.07	0	263 073.41
2025-11-01	Invoice	<a href="#">INV00431</a>	14838.79	0	277 912.20
2025-11-12	Journal Batch 143	Interest on arrears balance of R 277 912.20 as at 2025-11-12 (24.00% p.a.).	5558.24	0	283 470.44
2025-11-13	Journal Batch 144	Legal Fees Recovery - INV114312 - 11/11/2025	12463.70	0	295 934.14
2025-12-01	Invoice	<a href="#">INV00455</a>	12007.55	0	307 941.69
2025-12-11	Journal Batch 167	Interest on arrears balance of R 307 941.69 as at 2025-12-11 (24.00% p.a.).	6158.83	0	314 100.52
2026-01-01	Invoice	<a href="#">INV00480</a>	14898.23	0	328 998.75

120+ days	90+ days	60+ days	30+ days	Current
236 060.80	27 012.61	32 860.73	18 166.38	14 898.23
<b>BANKING DETAILS</b>				<b>Total Due</b>
Bank Name: FIRST NATIONAL BANK Account Number: 62819637432 Branch Code: 250655		Reference: GAB001-U27 - G4 Account Holder: THORNHILL BC Account Type: CURRENT Branch Name: UNIVERSAL		<b>R 328 998.75</b>