

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

CASE NUMBER: 2021/51134

In the matter between:

FIRSTRAND BANK LIMITED

Plaintiff

And

AJULU: STEVE YIEKE

First Defendant

**IDENTITY NUMBER: 720326 5999
089**

AJULU: SANDRA MUSENGI

Second Defendant

IDENTITY NUMBER: 770124 0881 181

NOTICE OF SALE IN EXECUTION - AUCTION

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of **R2,139,031.17** will be held at **Sheriff Halfway House - Alexandra**, against the above named Defendants, and has arranged for the immovable property to be sold by the **Sheriff of the High Court Halfway House - Alexandra, 614 James Crescent, Halfway house** on **28 October 2025** at **11:00** of the under-mentioned property on the conditions which will lie for inspection at the offices of the **Sheriff Halfway House** prior to the sale:

CERTAIN

Erf 721 Blue Hills Extension 11 Township

Registration Division J.R.

Province of Gauteng

Measuring 4990 square metres

Held by deed of transfer T83755/2017

Subject to the conditions contained and more especially subject to the conditions imposed in favour of Blue Hills Esquetrian Estate Homeowners Association NPC Registration Number 2011/0078444/08

Which bears the physical address: **721 Jacana, Blue Hills Ext 11 Midrand Gauteng**

The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed:

THE PROPERTY IS ZONED: RESIDENTIAL DWELLING CONSISTING OF: MAIN DWELLING: VACANT STAND

THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS"

TERMS:

1. The Purchaser shall pay Auctioneer's commission as follows:-

- 1.1 6% on the first R100 000.00;
- 1.2 3.5% on R100,001.00 to R400,000.00; and
- 1.3 1.5% on the balance of the proceeds of the sale,

subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT.

- 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale.
- 3. The rules of auction are available 24 hours prior to the Auction at the offices of the **Sheriff Halfway House - Alexandra, 614 James Crescent, Halfway house.**
- 4. Registration As Buyer Is A Pre-Requisite Subject To Conditions, *Inter Alia*:
 - (a) Directive of the Consumer Protection Act 68 of 2008
(URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>)
 - (b) Fica-Legislation – Proof of identity and address particulars
 - (c) Payment of a registration fee of R50,000.00.
 - (d) Registration conditions

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the **SHERIFF HALFWAY HOUSE - ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE.**

DATED AT SANDTON on this the 8TH day of September 2025

MPalm

VAN HULSTEYNS

Applicant's Attorneys

Suite 25, 3rd Floor

Katherine and West Building

Corner Katherine and West Streets

Sandown

Sandton

TEL: (011) 523-5300

FAX: 086 624 5558

E-mail: Foreclosures@vhlaw.co.za;

marcia@vhlaw.co.za

REF: M PALM/13349



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	2025/09/27 08:39	Erf Number	721
Reference	-	Portion Number	-
Report Print Date	2025/09/27 08:40	Deeds Office	Pretoria
Township	blue hills	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T83755/2017
Township	BLUE HILLS EXT 11	Local Authority	CITY OF JOHANNESBURG
Erf Number	721	Province	GAUTENG
Portion Number	0	Extent	4990.0000SQM
Registration Division	JR	LPI Code	TOJR05430000072100000
Previous Description	-	Co-ordinates (Lat/Long)**	-25.956907 / 28.071527
Suburb / Town**	BLUE HILLS		

OWNER INFORMATION (2)

AJULU STEVE YIEKE		Owner 1 of 2	
Person Type**	PRIVATE PERSON	Document	T83755/2017
ID Number	7203265999188	Microfilm / Scanned Date	-
Name	AJULU STEVE YIEKE	Purchase Price (R)	2 950 000
Multiple Owners**	NO	Purchase Date	2017/05/30
Multiple Properties**	NO	Registration Date	2017/11/15
Share (%)	50		
AJULU SANDRA MUSENGI-		Owner 2 of 2	
Person Type**	PRIVATE PERSON	Document	T83755/2017
ID Number	7701240881181	Microfilm / Scanned Date	-
Name	AJULU SANDRA MUSENGI-	Purchase Price (R)	2 950 000
Multiple Owners**	NO	Purchase Date	2017/05/30
Multiple Properties**	NO	Registration Date	2017/11/15
Share (%)	50		

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

ENDORSEMENTS (6)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B47950/2017	FIRSTRAND BANK LTD	2 360 000	-
2	I-2055/2022AT	51134/2021	-	-

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TAX INVOICE

AJULU & MUSENGI SY & S
C/O AJULU STEVE YIEKE
32 ALSATIAN ROAD
ALLANDALE 10-IR
1684

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	2025/05/07
Statement for	May 2025
Physical Address	33 JACANA LANE
Stand No./Portion	00000721 - 00000 - 00
Township	BLUE HILLS EXT.11

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
4990 m2	1	2023/07/01	A1	Market Value R 3,493,000.00	Region A WARD 94

Invoice Number: 70006301695

Next Reading Date: 2025/05/22

Client VAT Number:

Deposit: R 0.00

Account Number: 555127357

PIN CODE: 276134

Previous Account Balance	873,821.80
Sub Total	873,821.80
Interest on Arrears	629.23
Current Charges (Excl. VAT)	11,782.93
VAT @ 15%	173.76

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	886,407.72
848,070.10	11,956.69	13,795.01	12,585.92	0.00	886,407.72	Due Date	2025/05/22

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 into 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 5551273575



Postal Office 0146 555127357



516008800111159 55512735708

Date: 2025/05/07 AJULU & MUSENGI SY & S
Acc. No.: 555127357 33 JACANA LANE

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 555127357

Total Due	886,407.72
Due Date	2025/05/22



Account Number: 555127357

**City of Johannesburg
Property Rates**

VAT 4760117194

Sub - Total

**Total
Amount**

Category of Property: Property Rates Vacant
R 3,493,000.00 X R 0.0365000 / 12 (Billing Period 2025/05)
VAT: 0 %

10,624.54

0.00

10,624.54

**City Power
Electricity**

VAT 4710191182

Sub - Total

**Total
Amount**

Unbilled Electricity: Eskom supply
VAT: 15.00%

0.00

0.00

0.00

**Johannesburg Water
Water & Sanitation**

VAT 4270191077

Sub - Total

**Total
Amount**

(Period = 2025/04/05 to 2025/05/07 = 33 days)
Water charge @ R 484.94
Unbilled Sewer: Road Portion
Sewer availability charge (Billing Period 2025/05)
VAT: 15.00%

484.94

0.00

317.45

120.36

922.75

**PIKITUP
Refuse**

VAT 4790191292

Sub - Total

**Total
Amount**

City cleaning levy
VAT: 15.00%

356.00

53.40

409.40

Current Charges (Including VAT)

11,956.69

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.

TAX INVOICE

Date	Invoice Number:	Property:																							
25 APR 2025	911E0721004 052025	721 BLUE HILLS EQUESTRIAN ESTATE HOMEOWNER ASSOCIATION																							
Mr S Y Ajulu & Mrs S Musengi-ajulu P O Box 32173 Kyalami 1684	<table><tr><th>Staff Contacts:</th><th>Name:</th><th>Email:</th></tr><tr><td>Client Account Administrator</td><td>Buhle Dlamini</td><td>buhled@trafalgar.co.za</td></tr><tr><td>Portfolio Manager</td><td>Nicky Perufsky</td><td>NickyP@trafalgar.co.za</td></tr><tr><td>Maintenance Administrator</td><td>Nadine De Villiers</td><td>Nadinedevilliers@trafalgar.co.za</td></tr><tr><td>Divisional Manager</td><td>Jillian Hendricks</td><td>jillianh@trafalgar.co.za</td></tr><tr><td>Caretaker/Estate Manager</td><td>CRAIG DOYLE</td><td>estatemanager@bluehillsequestr</td></tr></table>	Staff Contacts:	Name:	Email:	Client Account Administrator	Buhle Dlamini	buhled@trafalgar.co.za	Portfolio Manager	Nicky Perufsky	NickyP@trafalgar.co.za	Maintenance Administrator	Nadine De Villiers	Nadinedevilliers@trafalgar.co.za	Divisional Manager	Jillian Hendricks	jillianh@trafalgar.co.za	Caretaker/Estate Manager	CRAIG DOYLE	estatemanager@bluehillsequestr	<table><tr><th>Property Address:</th></tr><tr><td>STRIAN ESTATE HOMEOWNERS ASSOCIATION</td></tr><tr><td>MOPANI ROAD</td></tr><tr><td>BLUE HILLS</td></tr><tr><td>MIDRAND</td></tr></table>	Property Address:	STRIAN ESTATE HOMEOWNERS ASSOCIATION	MOPANI ROAD	BLUE HILLS	MIDRAND
Staff Contacts:	Name:	Email:																							
Client Account Administrator	Buhle Dlamini	buhled@trafalgar.co.za																							
Portfolio Manager	Nicky Perufsky	NickyP@trafalgar.co.za																							
Maintenance Administrator	Nadine De Villiers	Nadinedevilliers@trafalgar.co.za																							
Divisional Manager	Jillian Hendricks	jillianh@trafalgar.co.za																							
Caretaker/Estate Manager	CRAIG DOYLE	estatemanager@bluehillsequestr																							
Property Address:																									
STRIAN ESTATE HOMEOWNERS ASSOCIATION																									
MOPANI ROAD																									
BLUE HILLS																									
MIDRAND																									

Client Acc. No: 911E0721004

Use as your payment reference

Date	Description	Vat	R.
01 MAY 2025	BALANCE B/F		342,307.23
01 MAY 2025	Levy		5,997.25
01 MAY 2025	Csos Levy - 05/2025		40.00
01 MAY 2025	Interest On Odue Bal [mar 2025] [at 12.50 % pa]		3,484.51
01 MAY 2025	Building Penalty		5,000.00
08 APR 2025	Handover Letter	3.15	21.00
08 APR 2025	Opening of debt collection function	3.15	21.00
	SUB-TOTAL	6.30	356,870.99
		TOTAL DUE (incl. Vat)	356,877.29

Payment details:

Trafalgar Property Management

Standard Bank

Account number: 270739335

Branch: Thibault Square (020909)

Please email statements@trafalgar.co.za if you would like to change your monthly Trafalgar statement password. Your email instruction will be archived for record purposes concerning the password change

CHANGE OF ADDRESS: As required by law, please send us your new address within 14 days of any change of address

 Remember to view your statements online: www.trafalgar.co.za Click on Property Portal Login: 911E.721 Password: steve@dajotechnologies.com

Useful Links

Please follow this link for Payment options:

<https://www.trafalgar.co.za/paymentoptions.pdf>

Please follow this link to download the debit order form:

<https://www.trafalgar.co.za/debitorderform.pdf>

Trafalgar Monthly E-Magazine:

<https://www.estate-living.co.za/trafalgar/>