

AUCTION

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

CASE NO:2022-003432

In the matter between:

MERCANTILE BANK
A DIVISION OF CAPITEC BANK LIMITED
(Registration no. 1980/003695/06)

Applicant

and

THAPELO DESMOND SELWANE
(Identity no. 860908 6046 083)

First Respondent

KARABO MOHASOANE
(Identity no. 880229 0349 084)

Second Respondent

AUCTION - NOTICE OF SALE

This is a Sale in Execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant to a Judgment granted against the First & Second Respondents for money owing to the Applicant in the above Honourable Court dated the 21ST day of MAY 2025, in terms of which the following property will be sold in execution on the **25TH** day of **NOVEMBER 2025** at **11:00** at the **614 JAMES CRESCENT, HALFWAY-HOUSE**, to the highest bidder with a reserve price of R750 000.00.

- (a) Section Number 425 as shown more fully described on Sectional Plan Number SS19/0317 in the scheme known as THE WHISKEN in respect of the land and building or buildings situate at CROWTHORNE EXTENSION 20

TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY,
of which section the floor area, according to the said Sectional Plan, is 72
(Seventy Two) 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 quote as endorsed on the
said sectional plan

Held by Deed of Transfer Number ST37356/2019

ZONING: RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS:

The following information is furnished but not guaranteed:-

EMPTY UNIT

MAIN DWELLING

STOREY, SINGLE, ATTACHED;

WALLS: BRICK

FLOORS : TILES

ROOMS: LOUNGE, 2 BEDROOMS, KITCHEN, 2 BATHROOMS, 2 SHOWERS, 2 TOILETS.

OTHER INFORMATION:

BRICK BOUNDARY, BALCONY, RESIDENTIAL AREA, SWIMMING POOL, PAVING

(nothing is warranted and nothing is guaranteed)

The purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the proceeds of the sale up to a price of R100,000.00 (One Hundred Thousand Rand) and thereafter 3.5% (three point five percent) on R100,001.00 (On Hundred Thousand and One Rand) to R400,000.00 (Forty Thousand Rand) and 1.5% (One point Five) on the balance of the proceed of the sale, subject to a maximum fee of R40,00.00 (Forty Thousand Rand) plus VAT and a minimum of R3,000.00 (Three Thousand Rand) plus VAT, pay a deposit of 10% (Ten Percent) of the purchase price by 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 (Twenty One) 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.

Should the Purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust Account within 21 (Twenty One) days, from date of sale as per paragraph 4.1 of the Conditions of Sale in which case any claim for interest shall for interest shall lapse.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAYHOUSE.

The Sheriff Halfway-House will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia :-

- A) Directive of the Consumer Protection Act 68 of 2008
(URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA – legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R50000.00.
- 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, 614 JAMES CRESCENT, HALFWAY HOUSE during normal office hours Monday to Friday.

DATED at **JOHANNESBURG** on this the **19th** day of **SEPTEMBER 2025**

JAY MOTHOBİ INCORPORATED

Attorneys for Plaintiff

9 Arnold Road

Rosebank

Ref: **MAT84480/N GEORGIADDES/rj**

Tel: 011-268-3500

Fax: 011-268-3555



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

SEARCH CRITERIA

Search Date	2025/10/15 08:51	Scheme Number	317
Reference	-	Scheme Type	UNIT
Report Print Date	2025/10/15 08:51	Unit Number	425
Scheme Name	THE WHISKEN	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS THE WHISKEN	Local Authority	CITY OF JOHANNESBURG
Scheme Number	317	Province	GAUTENG
Situated at	CROWTHORNE EXT 20 27,0	Extent	72.0000
Scheme Year	2019	LPI Code	TOJR06620000002700000
Unit Number	425	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	-		

OWNER INFORMATION (2)

SELWANE THAPELO DESMOND		Owner 1 of 2	
Person Type**	PRIVATE PERSON	Document	ST37356/2019
ID Number	8609086046083	Microfilm / Scanned Date	-
Name	SELWANE THAPELO DESMOND	Purchase Price (R)	1 099 900
Multiple Owners**	NO	Purchase Date	2018/10/22
Multiple Properties**	NO	Registration Date	2019/06/19
Share (%)	-		

DISCLAIMER

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OWNER INFORMATION (2)

MOHASOANE KARABO			Owner 2 of 2
Person Type**	PRIVATE PERSON	Document	ST37356/2019
ID Number	8802290349084	Microfilm / Scanned Date	-
Name	MOHASOANE KARABO	Purchase Price (R)	1 099 900
Multiple Owners**	NO	Purchase Date	2018/10/22
Multiple Properties**	NO	Registration Date	2019/06/19
Share (%)	-		

ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-2190/2025AT	3432/2022	-	-
2	SB23508/2019	MERCANTILE BANK LTD	1 099 000	-

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