

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



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	2025/10/15 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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COPY OF TAX INVOICE

THAPELO DESMOND SELWANE & KARABO
MOHASOANE
UNIT 425 THE WHISKEN I
25 CROWTHORNE EXT.20 TS
CROWTHORNE EXT.20
1686

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	2025/10/06
Statement for	October 2025
Physical Address	25 CROWTHORNE EXT.20 TS
Stand No./Portion	425 THE WHISKEN I
Township	CROWTHORNE EXT.20

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
72 m2	1	2023/07/01	A1	Market Value R 1,073,000.00	Region A Ward 132

Invoice Number: 148006129543

Next Reading Date: 2025/10/21

Client VAT Number:

Deposit: R 0.00

Account Number: 556016547

PIN CODE: xxxxxx

Previous Account Balance

59,053.92

Sub Total

59,053.92

Interest on Arrears

59.35

Current Charges (Excl. VAT)

941.84

VAT @ 15%

49.05

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
56,488.98	1,282.71	1,282.23	1,050.24	0.00	60,104.16	Due Date	2025/10/21

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) 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



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Remittance Advice:

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



EasyPay 91115 5560165473



Postal Office 0146 556016547



516008800111159 55601654701

Date: 2025/10/06

THAPELO DESMOND SELWANE &
KARABO MOHASOANE

Acc. No.: 556016547

25 CROWTHORNE EXT.20 TS



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 556016547

Total Due	60,104.16
Due Date	2025/10/21



Account Number: 556016547

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 1,073,000.00 X R 0.0095447 / 12 (Billing Period 2025/10) Category of Property: Property Rates Residential The property rates are based on the market values of the property and are calculated as follows: Less rates on first R300 000.00 of market value VAT: 0 %		853.46 - 238.62 0.00	 614.84

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	 0.00

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential VAT: 15.00%		327.00 49.05	 376.05

Current Charges (Including VAT)

990.89

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.



The Whisken Body Corporate Body Corporate

Reg No: SS19/0128

Email.: jc@elgaru.co.za

Contact No.: 010 634 4921

ADDRESS

The Whisken

Ethel Avenue

Crowthorne AH

Midrand

1684

Thapelo Desmond Selwane

Whisken Ave,
Crowthorne AH,
Midrand,
1684

Unit No 6-425

Reference: THA001-U6-425

Tel: 27714935215

Email: karabo@barikaconsulting.co.za

STATEMENT

DATE
2025-11-18

Date	Source	Description	Debit	Credit	Cumulative
2025-08-01		Balance b/f	213226.30	0	213 226.30
2025-08-01	Invoice	INV00382	1767.85	0	214 994.15
2025-08-25	Journal Batch 9	Interest on arrears balance of R 213 226.30 as at 2025-07-31 (15.00% p.a.).	2665.33	0	217 659.48
2025-09-01	Invoice	INV00938	1767.85	0	219 427.33
2025-09-26	Journal Batch 30	Interest on arrears balance of R 217 659.48 as at 2025-08-31 (15.00% p.a.).	2720.74	0	222 148.07
2025-10-01	Invoice	INV01624	1767.85	0	223 915.92
2025-10-24	Journal Batch 41	Interest on arrears balance of R 222 148.07 as at 2025-09-30 (15.00% p.a.).	2776.85	0	226 692.77
2025-11-01	Invoice	INV01889	2472.50	0	229 165.27
2025-11-01	Invoice	INV02334	1767.85	0	230 933.12

120+ days	90+ days	60+ days	30+ days	Current
213 226.30	4 433.18	4 488.59	4 544.70	4 240.35
BANKING DETAILS Bank Name: STANDARD BANK Account Number: 082776601 Levy Branch Code: 051001 Reference: THA001-U6-425 Account Holder: THE WHISKEN BODY CORPORATE Account Type: CURRENT Branch Name: MALL OF AFRICA				Total Due R 230 933.12