

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

CASE NUMBER: 121254/2024

In the matter between:

THE STANDARD BANK OF SOUTH AFRICA LIMITED

PLAINTIFF

(Registration Number: 1962/000738/06)

And

BOITUMELO FLOYD SELOMO

DEFENDANT

(Identity Number: 841107 5645 08 6)

NOTICE OF SALE IN EXECUTION

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the **10TH JULY 2025** in terms of which the following property will be sold in execution on **31ST MARCH 2026** at **11H00** by **THE SHERIFF HALFWAY HOUSE (ALEXANDRA)** at **614 JAMES CRESCENT HALFWAY HOUSE** to the highest bidder with reserve price of **R393 736.68**

A unit consisting of:-

- a) **Section Number 202** as shown and fully described on **Sectional Plan No. SS803/2005** in the scheme known as **WATERFORD** in respect of the land and building or buildings situate at **HALFWAY GARDENS EXTENSION 31 TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY** of which section the floor area, according to the said sectional plan, is **68 (SIXTY-EIGHT)** 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 ST96512/13 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER NUMBER ST.

(“the property”)

SITUATED AT: 202 WATERFORD, CNR INVICTA & SIXTH STREET, HALFWAY GARDENS EXT 31, MIDRAND.

INVENTORY: 1X KITCHEN 1X FAMILY
2X BEDROOMS
1X BATHROOMS

(The nature, extent, condition and existence of the improvements are not 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 comma five percent) on R100 001-00 to R400 000-00 and 1,5% (one comma five percent) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000-00, plus VAT, in total and a minimum of R3 000-00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (ten percent) of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's Trust Account immediately upon closing of the bid and the balance against transfer 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 sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction is available 24 hours before the auction at the office of the **SHERIFF HALFWAY HOUSE (ALEXANDRA) AT 614 JAMES CRESCENT HALFWAY HOUSE.**

The Sheriff **HALFWAY HOUSE (ALEXANDRA)** 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 **R50,000.00** (refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH;
- 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) AT 614 JAMES CRESCENT HALFWAY HOUSE** during normal office hours Monday to Friday.

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

DATED AT ROODEPOORT ON THIS THE 18TH day of DECEMBER 2025.



Y JOHNSON INCORPORATED

Attorneys for Plaintiff

Ground Floor, Block 5 Clearwater Office Park

Millennium Boulevard

Strubensvalley,

Roodepoort

Tel: 011 675-7822 // Fax: 086 611 9920

E-mail: thando@yjinc.co.za

Ref: Y JOHNSON/S94/322643/TH

c/o BIELDERMANS INC.

24 CHESTER ROAD

PARKWOOD, JHB



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

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

SEARCH CRITERIA

Search Date	2026/02/25 12:22	Scheme Number	803
Reference	-	Scheme Type	UNIT
Report Print Date	2026/02/25 12:23	Unit Number	202
Scheme Name	WATERFORD	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS WATERFORD	Local Authority	CITY OF JOHANNESBURG
Scheme Number	803	Province	GAUTENG
Situated at	HALFWAY GARDENS EXT 31 1287,0	Extent	68.0000
Scheme Year	2005	LPI Code	TOJR01000000128700000
Unit Number	202	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.982168 / 28.120163
Suburb / Town**	ERAND AH		

OWNER INFORMATION (1)

SELOMO BOITUMELO FLOYD		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	ST96512/2013
ID Number		Microfilm / Scanned Date	-
Name	SELOMO BOITUMELO FLOYD	Purchase Price (R)	505 000
Multiple Owners**	NO	Purchase Date	2013/08/06
Multiple Properties**	NO	Registration Date	2013/11/18
Share (%)	-		

DISCLAIMER

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ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-2912/2025AT	12154/2024	-	-
2	I-3678/2025AT	117017/2023	-	-
3	SB55695/2013	STANDARD BANK OF SOUTH AFRICA LTD	404 000	-

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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

Boitumelo Floyd Selomo
P.O. BOX 8472
HALFWAY HOUSE
1685

Date	2026/02/05
Statement for	February 2026
Physical Address	55 INVICTA ROAD
Stand No./Portion	202 WATERFORD
Township	HALFWAY GARDENS EXT.31

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
68 m2	1	2023/07/01	A1	Market Value R 499,000.00	REGION A WARD 112

Invoice Number : 148006232082	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 552347942	(PIN Code:219295)
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Previous Account Balance	11,726.04
Sub Total	11,726.04
Interest on Arrears	25.56
Current Charges (Excl. VAT)	345.28
VAT @ 15%	28.05

Total Due	12,124.93
Due Date	2026/02/20

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
10,447.01	636.56	642.47	398.89	0.00	12,124.93

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

Remittance Advice :

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

Date : 2026/02/05 Boitumelo Floyd Selomo
Acc. No. : 552347942 - 55 INVICTA ROAD , HALFWAY GARDENS EXT.31

EasyPay >>>>> 91115 5523479425

SAPO 0146 552347942

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 552347942

>>>>> 516008800111159 55234794201

Registration No: 1989/003678/07
 Vat Registration No: 4390110577

 Account Queries Tel: 011 2145200
 Community Schemes Manager Tel:

STATEMENT / TAX INVOICE

Date: Feb 2026	Invoice No: 630E0202002 202602	Property: 202 Waterford Body Corporate	Account Number/Payment Ref 630E0202002
			Amount Due R190,103.15

Selomo B F Unit 202 Waterford Cnr Invica & Sixth Street Halfway Gardens, Midrand, Gauteng 1685, RSA VAT Number: Receipts captured to: 23 Jan 2026	Staff Contacts: Client Account Administrator Community Scheme Manager Community Scheme Administrator Maintenance Administrator Divisional manager Caretaker / Estate Manager	Name: Kgomoitso Leshage Candice King Laurein Maritz Beanca Prinsloo Jillian Hendricks	Email: kgomotsol@trafalgar.co.za candicek@trafalgar.co.za laurreinm@trafalgar.co.za beancap@trafalgar.co.za jillianh@trafalgar.co.za	Property address: Waterford Body Corporate CNR Invicta & Sixth Street Halfway Gardens Ext 31 1685
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Date	Desc	Excluding VAT	VAT	Total
	BALANCE B/F	185,845.10		185,845.10
01 Feb 2026	Csos Levies for 202602	13.77		13.77
01 Feb 2026	Interest for 202602	1,821.81		1,821.81
01 Feb 2026	Other Necessary Charges: Arrears Account Review - 202602 Selomo B F	21.00	3.15	24.15
01 Feb 2026	Levy - Reserve Fund - 202602 202	407.60		407.60
01 Feb 2026	Domestic Effluent - 202602 202	802.39		802.39
01 Feb 2026	Levy - Administration Fund - 202602 202	1,188.33		1,188.33
TOTAL DUE		R190,100.00	R3.15	R190,103.15

Messages 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	Banking Details Bank: Standard Bank Account Name: Trafalgar Property Management Account No: 270739335 Branch Code: 051001 Payment Ref. Number: 630E0202002
Payment options: Download a Debit Order form: https://www.trafalgar.co.za/paymentoptions.pdf Trafalgar Monthly E-Magazine: https://www.trafalgar.co.za/debitorderform.pdf https://www.estate-living.co.za/trafalgar/	Change of address: As required by law, please send us your new address within 14 days of any change of address.