

**IN THE MAGISTRATE'S COURT FOR THE DISTRICT OF
JOHANNESBURG NORTH HELD AT RANDBURG**

CASE NUMBER: 5098/2019

In the matter between:

THE BODY CORPORATE CRESCENDO

EXECUTION CREDITOR

and

KUKU JOSEPHINE MADISHA

EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION

In Execution of a judgement of the Magistrate's Court of Pretoria in the abovementioned suit, a sale with reserve will be held at Sheriff Halfway House Alexandra, 614 James Crescent, Halfway House, on the 31st of May 2022 at 11h00 of the under mentioned property of the Defendant(s)/Execution Debtor(s) on conditions of which will lie for inspection at the offices of the Sheriff Halfway House Alexandra, prior to the sale.

CERTAIN: SS CRESCENDO, Unit No. 278 as shown and more fully described on Sectional Plan SS99/2012 in the scheme known as CRESCENDO in respect of the land and buildings situated at SAGEWOOD EXT 18, 1622, 0, re, in the township Midrand; Local Authority: CITY OF JOHANNESBURG, measuring 78 (Seventy-Eight) square metres. The property is zoned as residential. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed and is sold "voetstoots".

A dwelling consisting of 2 x bedroom, 1 x open plan kitchen Lounge, 1 x bathroom, patio, ground floor unit.

Held by Deed of Transfer: ST69916/2012

Also known as: Flat 278 Crescendo, 2 Wagner Street, Sagewood Ext 18, Midrand.

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.

Arrear charges and reserve figures from the Bondholder, Standard Bank, is an estimate amount of **R550 000.00**

DATED at PRETORIA on the 05th day of April 2022.

(sgnd) M VAN DER BERG
ATTORNEYS FOR PLAINTIFF
PRETORIUS LE ROUX ATTORNEYS
THIRD FLOOR, 339 HILDA STREET
HATFIELD, PRETORIA

SHERIFF OF THE COURT

Tel: 342-1797 **Ref:** M Van der Berg / N60094