

REF: MAT452527

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

CASE NUMBER: 2023-019469

In the matter between:

NEDBANK LIMITED

Judgment Creditor

And

THOMAS MADIA

Judgment Debtor

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, the Property shall be sold by the Sheriff HALFWAY HOUSE - ALEXANDRA to the highest bidder subject to a reserve price of R415 000.00 and will be held at 614 JAMES CRESCENT, HALFWAY HOUSE on APRIL 30, 2024 at 11H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 614 JAMES CRESCENT, HALFWAY HOUSE, prior to the sale.

A UNIT CONSISTING OF:

- (a) SECTION NO. 401 as shown and more fully described on Sectional Plan No. SS245/2011 in the scheme known as PHOENIX VIEW ESTATE in respect of the land and building or buildings situate at NOORDWYK EXTENSION 95 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 65 (SIXTY FIVE) square metres in extent;

and 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 under Deed of Transfer No. ST28922/2018

situated at UNIT 401 PHOENIX VIEW ESTATES, 171 4TH AVENUE, NOORDWYK

Situated in the Magisterial District of HALFWAY HOUSE - ALEXANDRA.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

MAIN BUILDING:	2 BEDROOMS, 2 BATHROOMS, KITCHEN, LOUNGE.
OUTSIDE BUILDINGS:	NONE.
SUNDRIES:	NONE.

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

DATED at BOKSBURG on 12 FEBRUARY 2024

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