

**IN THE HIGH COURT OF SOUTH AFRICA
(EASTERN CAPE DIVISION, GQEBERHA)**

Case Number : 2415 / 2023

In the matter between :

SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff /
(Registration Number : 2006/021576/07) Execution Creditor

and

MUHAMMAD QASIM Defendant /
(Identity Number : 900424 6616 18 2) Execution Debtor



AUCTION
NOTICE OF SALE IN EXECUTION : IMMOVABLE PROPERTY

In terms of a judgment granted on 10 OCTOBER 2023 and 7 MAY 2024, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on **FRIDAY 12 JUNE 2026** at 14h00 in the afternoon at the **OFFICE OF THE SHERIFF OF THE HIGH COURT, GQEBERHA SOUTH, 120 MACKAY STREET, RICHMOND HILL, GQEBERHA**, subject to a reserve in the amount of **R1 446 000,00 (ONE MILLION FOUR HUNDRED AND FORTY SIX THOUSAND RAND)**, in accordance with a Court Order duly granted on 3 February 2026.

DESCRIPTION OF PROPERTY

**ERF 3060 WALMER
IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY
DIVISION OF PORT ELIZABETH
PROVINCE OF EASTERN CAPE**

**MEASURING : 1 693 (ONE THOUSAND SIX HUNDRED AND NINETY THREE)
SQUARE METRES
HELD BY DEED OF TRANSFER T1308/2021**

SUBJECT TO SUCH CONDITIONS AS SET OUT THEREIN

Street address : No. 4, 12th Street, Walmer, Gqeberha,

IMPROVEMENTS : 1 x Entrance, 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 1 x Family Room, 4 x Bedrooms, 2 x Bathrooms, 2 x Garages **COTTAGE** : 2 x Bedrooms, 1 x Bathroom, 1 x Kitchen

MAGISTERIAL DISTRICT : GQEBERHA

The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS".

Zoning : Residential

1. TERMS

The purchase price shall be paid as follows :

- 1.1 a deposit of **10% (TEN PERCENT)** of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale;
- 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guarantee within **21 (TWENTY ONE)** days from the date of the sale.

2. CONDITIONS

The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the **OFFICE OF THE SHERIFF OF THE HIGH COURT, GQEBERHA SOUTH, 120 MACKAY STREET, RICHMOND HILL, GQEBERHA.**

Registration as buyer is a pre-requisite subject to conditions, *inter alia* :

- (a) Directive of the Consumer Protection Act 68 of 2008
(URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>)
- (b) Fica-Legislation, proof of identity and address and particulars.
- (c) Payment of a registration fee of R15 000,00 by way of EFT.
- (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA.

The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

SIGNED at PRETORIA on this 16th day of APRIL 2026.

(Sgob (MS) L MAPHETLE



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TO : THE SHERIFF OF THE HIGH COURT
QWEBERHA SOUTH