

COPY

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

**CASE NO: 3141/2024**

In the matter between:

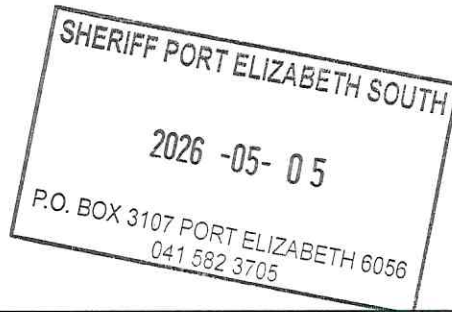
**NEDBANK LIMITED**

Execution Creditor

and

**MAXWELL PHILANI TSHEZI**

Execution Debtor



---

**NOTICE OF SALE IN EXECUTION**

---

In pursuance of Judgments of the above Honourable Court dated 12 November 2024 and 3 March 2026, and the Warrant of Execution dated 23 March 2026, the following property will be sold, voetstoots, in execution with a reserve price of R820,000.00, and in terms of the Orders of the above Honourable Court dated 3 March 2026, to the highest bidder on **FRIDAY 3<sup>RD</sup> OF JULY 2026 at 14H00** at the **OFFICE OF THE SHERIFF PE SOUTH, 120 MACKAY STREET, RICHMOND HILL, GQEBERHA.**

**A unit consisting of Section 2 as shown and more fully described on Sectional Plan No. SS86/2022 in the scheme known as FAIRVIEW 2955**

**In respect of the land and building or buildings situated at FAIRVIEW,**

**In the Nelson Mandela Bay Metropolitan Municipality of which section the floor area, according to the said sectional plan is 147 (ONE HUNDRED AND FORTY SEVEN)**

**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 by DEED OF TRANSFER NUMBER ST 7592/2022 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED**

**(2) An exclusive use area described as GARDEN G2 measuring 270 (TWO HUNDRED AND SEVENTY) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as FAIRVIEW 2955 in respect of the land and building or buildings situated at FAIRVIEW, in the Nelson Mandela Bay Metropolitan Municipality, as shown and more fully described on Sectional Plan No. SS86/2022 held by NOTARIAL DEED OF CESSION NUMBER 378/2022S AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION**

**Situate at 2 FAIRVIEW 2955, 24B OREGON STREET, FAIRVIEW, GQEBERHA**

**Magisterial District of Gqeberha**

The following improvements on the property are reported, though in this respect nothing is guaranteed:

**1 Kitchen, 3 Bedrooms, 2 Bathroom, and 2 Living Rooms.**

The full Conditions of Sale may be inspected prior to the date of sale at the **OFFICE OF SHERIFF PE SOUTH, 120 MACKAY STREET, RICHMOND HILL, GQEBERHA.**

Material conditions of sale:

The purchase price will be payable by means of a deposit of 10% and the balance against transfer to be secured by a bank guarantee, to be approved by the Execution Creditor's Attorney, to be furnished within twenty-one (21) days of the date of the sale.

The Purchaser shall pay the following Sheriff's commission on the date of sale:

- 6% on the first R100 000.00 of the proceeds of the sale; and
- 3.5% on R100 001.00 to R400 000.00; and
- 1.5% on the balance of the proceeds of the sale

Subject to a maximum commission of R40 000.00 in total plus VAT and a minimum of R3 000.00 plus VAT.

DATED at **GQEBERHA** on this the **24th** day **APRIL 2026**.



---

**McWILLIAMS & ELLIOTT INC**

Execution Creditor's Attorneys

(REF: M Marais/ce/W95933)

Tel No: 041 – 5821250

Fax No: 041 – 3730407