

COPY

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

CASE NUMBER: 1956/2023

In the matter between:

**SB GUARANTEE COMPANY (RF) PROPRIETARY
LIMITED (REGISTRATION NUMBER: 2006/021576/07)**

EXECUTION CREDITOR

and

**SIVE MATOLENGWE
(IDENTITY NUMBER: 861023 5596 085)**

EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION AUCTION

In execution of a Judgment of the High Court of South Africa, Eastern Cape Division, Gqeberha in the above mentioned suit, a sale with a reserve price of **R925 000.00** will be held by the Sheriff **PORT ELIZABETH SOUTH** at **120 MACKAY STREET, RICHMOND HILL, GQEBERHA** on **FRIDAY the 18 SEPTEMBER 2026** at **14:00** of the undermentioned property of the Judgment debtor subject to the conditions of sale which are available for inspection at the offices of the Sheriff **PORT ELIZABETH SOUTH** during office hours:

A Unit consisting of –

- (a) **Section No. 10 as shown and more fully described on Sectional Plan No. SS57/1977, in the scheme known as HADDON HALL, in respect of the land and building or buildings situated at SUMMERSTRAND, IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, DIVISION OF PORT ELIZABETH, PROVINCE OF THE EASTERN CAPE of which section the floor area, according to the said sectional plan, is 121 (ONE HUNDRED AND TWENTY ONE) 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 ST9892/2021 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

MAGISTERIAL DISTRICT: NELSON MANDELA BAY

ALSO KNOWN AS: SECTION 10 [DOOR 103] HADDON HALL, CORNER OF 7TH AVENUE AND BLACKPOOL STREET, SUMMERSTRAND, PORT ELIZABETH, EASTERN CAPE PROVINCE

Particulars of the property and the improvements thereon are provided herewith but are **not guaranteed**.

A dwelling consisting of: MAIN BUILDING: 1x Lounge; 1x Dining Room; 1x Kitchen; 3x Bedrooms; 2x Bathrooms

Zoning: General residence

Consumer Protection Act 68 of 2008

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.info.gov.za/view/DownloadFileAction?id=99961>)
- (b) FICA-legislation – proof of identity and address particulars
- (c) Registration Conditions
- (d) Payment of a registration fee of **R15 000.00** (via eft) prior to the auction
- (e) Registration form to be completed before the Auction

The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by way of EFT, on the day of sale.

The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney and

shall be furnished to the Sheriff within 21 (twenty-one) days after the sale.

The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions.

Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer.

DATED at PRETORIA on the ³¹21 day of **JULY 2026**.



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