

IN THE HIGH COURT OF SOUTH AFRICA  
(WESTERN CAPE DIVISION, CAPE TOWN)

Case number: 832/2018

In the matter between:

**STANDARD BANK OF SOUTH AFRICA LIMITED**

Plaintiff

and

**BRANDON DESMOND EDWIN FEBRUARY**

Defendant

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## NOTICE OF SALE IN EXECUTION

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The under-mentioned property will be sold in execution at the Sheriff's office, **23 LANGVERWACHT STREET, KUILS RIVER**, on **THURSDAY, 28<sup>th</sup> FEBRUARY 2019** at **10:00** to the highest bidder :

**ERF 3623 BLUE DOWNS**

In the City of Cape Town, Stellenbosch Division

Western Cape Province

**IN EXTENT** : 330 (three hundred and thirty) square metres

**HELD BY** : Deed of Transfer no. **T 72676/2011**

**MORE COMMONLY KNOWN AS** 39 GOLDSTEIN STREET, HILLCREST HEIGHTS, BLUE DOWNS

1. This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 24<sup>th</sup> AUGUST 2018;
2. The Rules of the auction will be available twenty-four (24) hours before the auction and can be inspected at the office of the Sheriff of the Court for Kuils River South, 23 Langverwacht Street, Kuils River
3. Registration as a buyer is a pre-requisite subject to specific conditions *inter alia* :
  - a. In accordance with the Consumer Protection Act 68 of 2008  
(URL <http://www.info.gov.za/view/downloadfileAction?id=9961>)
  - b. FICA legislation requirements : proof of ID and residential address;
  - c. Payment of registration of R15 000.00 cash (refundable);
  - d. Registration conditions

SALE DATE: 28 FEBRUARY 2019

4. Advertising costs at current publication rates and sale costs according to the Court Rules apply
5. 10% of the purchase price must be paid in cash or bank guaranteed cheque at the time of the sale, and the balance (plus interest at **10.25%** per annum calculated on the Applicant's claim from date of sale to the date of transfer) against registration of transfer, which amounts are to be secured by approved bank guarantee to be delivered within twenty-one (21) days of the sale.
6. The following improvements are stated but **not guaranteed**:  

Dwelling with tiled roof, face-brick walls, lounge, kitchen, three (3) bedrooms, bathroom, garage
7. The Sheriff shall require of any bidder satisfactory proof of his ability to pay the said deposit.
8. The Purchaser shall, immediately on demand by the sheriff, pay the Sheriff's commission as follows:
  - 8.1 6% on the first R100 000.00 of the proceeds of the sale;
  - 8.2 3.5% on R 100 001.00 to R 400 000.00; and
  - 8.3 1.5% on the balance of the proceeds of the Sale;

subject to a maximum commission of R 40 000.00 plus VAT and a minimum of R3000.00 plus VAT (inclusive in all instances of the Sheriffs bank charges and after expenses incurred in paying the proceeds into his or her Trust Account), which Commission shall be paid by the Purchaser.
9. Conditions: The full Conditions of Sale will be read out immediately prior to the sale and may be inspected at the office of the Sheriff for **KUILS RIVER SOUTH TEL: 021 905 7450.**

DATED at CLAREMONT on this 7<sup>th</sup> OF DECEMBER 2018.

**DE KLERK & VAN GEND INC.**

Attorneys for Plaintiff

2 Oakdale Road

CLAREMONT

Ref : DEB11537/Mrs van Lelyveld

c/o DE KLERK & VAN GEND INC

Third Floor, Absa Bank Building

132 Adderley Street, **CAPE TOWN**