

Docex 55 Randburg

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

Case No: 2025-021903

In the matter between:

**FIRSTRAND BANK LIMITED**

Judgment Creditor

and

**SATHEKGE, LIESCHEAN**

Judgment Debtor

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**NOTICE OF SALE IN EXECUTION / AUCTION**

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In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court Halfway House on 28 April 2026 at 11H00 at Sheriff's Office 614 James Crescent, Halfway House, Midrand, Gauteng, of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale:

a unit consisting of Section 26 as shown and more fully described on Sectional Plan No SS478/2023 in the scheme known as Blue Lake Estate in respect of the land and building or buildings situated at Erf 1757 and 1758 Blue Hills Ext 44 Township, Local Authority: City of Johannesburg Metropolitan Municipality;

Measuring 72 (seventy two) square meters;

Held by the judgment debtor under Deed of Transfer ST86714/2023;

Physical address: Unit 26 ( Block 2, Door 10) Blue Lake Estate, 27 Kilimanjaro Street, Blue Hills Ext 44, Midrand, Gauteng.

THE following information is furnished, though in this regard nothing is guaranteed:

**IMPROVEMENTS:** Lounge, kitchen, 2 bedrooms, 1 bathroom, 1 shower, 1 w/c, 1 carport, 1 covered balcony.

**TERMS:** The sale is with a reserve price of R1,000,000.00 (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be SECURED by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale.

**CONDITIONS:** The sale would be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at [www.acts.co.za](http://www.acts.co.za) (the Act) and [www.info.gov.za](http://www.info.gov.za) (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at 614 James Crescent, Halfway House, Midrand, Gauteng. All bidders are required to register and pay R50,000.00 refundable registration fee and is payable prior to the commencement of the auction.

DATED at JOHANNESBURG on 19 February 2026.

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**CHARL CILLIERS INC ATTORNEYS**

Judgment Creditor's Attorneys

Suite 11, 1<sup>ST</sup> Floor, Marula

Hurlingham Office Park

59 Woodlands Avenue

Hurlingham, Sandton

Tel: 011 325 4500/6/7

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Ref: CC/bc/FF005131





This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

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## SEARCH CRITERIA

Search Date	2026/04/15 11:53	Scheme Number	478
Reference	-	Scheme Type	UNIT
Report Print Date	2026/04/15 11:53	Unit Number	26
Scheme Name	BLUE LAKE ESTATE	Search Source	Deeds Office
Deeds Office	Pretoria		

## PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS BLUE LAKE ESTATE	Local Authority	CITY OF JOHANNESBURG
Scheme Number	478	Province	GAUTENG
Situated at	BLUE HILLS EXT 44;1758;0	Extent	72.0000
Scheme Year	2023	LPI Code	TOJR05430000175800000
Unit Number	26	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	-		

## OWNER INFORMATION (1)

SATHEKGE LIESCHEAN			Owner 1 of 1
Person Type**	PRIVATE PERSON	Document	ST86714/2023
ID Number		Microfilm / Scanned Date	-
Name	SATHEKGE LIESCHEAN	Purchase Price (R)	1 010 000
Multiple Owners**	NO	Purchase Date	2023/08/25
Multiple Properties**	NO	Registration Date	2023/12/20
Share (%)	-		

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**ENDORSEMENTS (4)**

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-47/2026AT	21903/2025	-	-
2	SB50405/2023	FIRSTRAND MORTGAGE CO (RF) PTY LTD	1 048 000	-
3	SK5914/2023S	-	-	-
4	PFILED - DT328 SK5914/2023S	-	-	-

**HISTORIC DOCUMENTS (1)**

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	ST478-26/2023	GALENCIA PROP PTY LTD	CRST	-

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a world class African city

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PO Box 5000  
Johannesburg 2000

E-mail :  
JoburgConnect@joburg.org.za

# COPY TAX INVOICE

VAT NO.: CITY OF JOHANNESBURG - 4760117194      VAT NO.: PIKITUP - 4790191292  
VAT NO.: JOHANNESBURG WATER - 4270191077      VAT NO.: CITY POWER - 4710191182

LIESCHEN SATHEKGE  
1757 KILIMANJARO CRES  
BLUE HILLS  
1686

Date	2026/03/05
Statement for	March 2026
Physical Address	27 KILIMANJARO CRESCENT
Stand No./Portion	26 BLUE LAKE ESTATE
Township	BLUE HILLS EXT.44

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
72 m2	1	2023/09/28	A1	Market Value R 1,030,000.00	REGION A WARD 112

Invoice Number : 34006724015	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 558513343	(PIN Code:243538)
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Previous Account Balance	24,941.73
Sub Total	24,941.73
Interest on Arrears	48.27
Current Charges (Excl. VAT)	907.64
VAT @ 15%	49.05

Total Due	25,946.69
Due Date	2026/03/20

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
22,441.07	1,255.16	1,245.50	1,004.96	0.00	25,946.69

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over fourteen (14) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.

You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action.

Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing [complaints@joburgombudsman.org.za](mailto:complaints@joburgombudsman.org.za)

Remittance Advice :  
This stub must accompany payment,  
please do not detach if paying at the post office

Date : 2026/03/05 LIESCHEN SATHEKGE  
Acc. No. : 558513343 - 27 KILIMANJARO CRESCENT , BLUE HILLS EXT.44

EasyPay >>>> 91115 5585133431

SAPO 0146 558513343

Standard Bank City of Johannesburg Banking Details:  
Internet banking - Select preloaded Company details "City of Johannesburg".  
Deposits at SBSA branches - CIN no AA45 to be used in place of bank acc.no.  
Client Account No/Deposit Reference 558513343

>>>> 516008800111159 55851334305

Account Number 558513343			
City of Johannesburg	VAT No. 4760117194	Amount	Sub Total
Property Rates			
<b>Category of Property: Property Rates Residential</b> R 1,030,000.00 X R 0.0095447 / 12 ( Billing Period 2026/03 ) Less rates on first R300 000.00 of market value VAT: 0 %		819.26 - 238.62 0.00	<b>580.64</b>
PIKITUP	VAT No. 4790191292		
Refuse			
Refuse Residential ( Billing Period 2026/03 ) VAT: 15.00% ( Total Amount: 327.00 )		327.00 49.05	<b>376.05</b>
<b>Current Charges (Incl. VAT)</b>			<b>956.69</b>

**Where can payments be made ?**

Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).

**YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER**

**How can payments be made ?**

By debit order, cash, debit or credit card.

**KEEP ALL RECEIPTS FOR FUTURE REFERENCE**

**When can payments be made ?**

Payments must reach CoJ on or before the due date.

**Change of Address**

This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

**Terminating Electricity and Water.**

This must be done in writing, 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.



# LANDSDOWNE

property group

## Blue Lake Estate Body Corporate

Email.: Portfolio Manager: [ian@landsdowne.co.za](mailto:ian@landsdowne.co.za);  
Estate Manager: [mashilo@landsdowne.co.za](mailto:mashilo@landsdowne.co.za); Debt  
Collection: [Debtors9@landsdowne.co.za](mailto:Debtors9@landsdowne.co.za)  
Contact No.: 087 711 1285

## ADDRESS

27 Killimanjaro  
Crescent,  
Blue Hills,  
Midrand,  
1684

### L Sathekge

C2-10-Killimanjaro Crescent,  
Blue Hills,  
Midrand,  
1684

Door No C2-10

Reference: LSA001-C2-10

Tel: 27768381868

Email: [sathekgelieschean@gmail.com](mailto:sathekgelieschean@gmail.com)

# STATEMENT

DATE

2026-03-09

Date	Source	Description	Debit	Credit	Cumulative
2025-03-09		Balance b/f	0.00	0	0.00
2025-07-25	Journal Batch 1	Take on Balance 31 July 2347	31453.11	0	31 453.11
2025-08-01	Invoice	<a href="#">INV00362</a>	1268.19	0	32 721.30
2025-09-01	Invoice	<a href="#">INV00832</a>	1268.19	0	33 989.49
2025-09-08	Invoice	<a href="#">INV00987</a>	24.15	0	34 013.64
2025-09-09	Invoice	<a href="#">INV01098</a>	24.15	0	34 037.79
2025-10-01	Journal Batch 30	Interest on arrears for period 2025-08-08 to 2025-08-31 with starting balance of 32721.30. (15.00% p.a).	322.80	0	34 360.59
2025-10-01	Invoice	<a href="#">INV01592</a>	1265.55	0	35 626.14
2025-10-15	Invoice	<a href="#">INV01749</a>	24.15	0	35 650.29
2025-10-15	Invoice	<a href="#">INV01845</a>	24.15	0	35 674.44
2025-10-22	Invoice	<a href="#">INV02049</a>	24.15	0	35 698.59
2025-10-28	Invoice	<a href="#">INV02623</a>	24.15	0	35 722.74
2025-10-29	Invoice	<a href="#">INV02738</a>	24.15	0	35 746.89
2025-11-01	Journal Batch 34	Interest on arrears for period 2025-09-01 to 2025-09-30 with starting balance of 33989.49. (15.00% p.a).	419.55	0	36 166.44
2025-11-01	Invoice	<a href="#">INV02462</a>	1265.80	0	37 432.24
2025-11-05	Invoice	<a href="#">INV02819</a>	24.15	0	37 456.39
2025-11-10	Invoice	<a href="#">INV03008</a>	24.15	0	37 480.54

120+ days	90+ days	60+ days	30+ days	Current
34 821.15	3 420.68	4 578.76	3 067.36	1 813.32

### BANKING DETAILS

Bank Name: FIRST NATIONAL BANK  
Account Number: 63165712027  
Branch Code: 250655

Reference: LSA001-C2-10  
Account Holder: BLUE LAKE ESTATE  
Account Type: CURRENT  
Branch Name: UNIVERSAL

Total Due

**R 47 701.27**

2025-11-14	Invoice	<a href="#">INV03204</a>	24.15	0	37 504.69
2025-11-19	Invoice	<a href="#">INV03739</a>	24.15	0	37 528.84
2025-11-21	Invoice	<a href="#">INV03885</a>	24.15	0	37 552.99
2025-11-24	Invoice	<a href="#">INV03898</a>	24.15	0	37 577.14
2025-11-28	Invoice	<a href="#">INV04038</a>	24.15	0	37 601.29
2025-12-01	Journal Batch 35	Interest on arrears for period 2025-10-01 to 2025-10-31 with starting balance of 35626.14. (15.00% p.a).	454.35	0	38 055.64
2025-12-01	Invoice	<a href="#">INV03576</a>	1265.80	0	39 321.44
2025-12-02	Invoice	<a href="#">INV04072</a>	24.15	0	39 345.59
2025-12-12	Journal Batch 49	Legal fees -U2-10 -INV-3211	1676.38	0	41 021.97
2026-01-01	Journal Batch 41	Interest on arrears for period 2025-11-01 to 2025-11-30 with starting balance of 37432.24. (15.00% p.a).	462.36	0	41 484.33
2026-01-01	Invoice	<a href="#">INV04619</a>	1265.80	0	42 750.13
2026-01-01	Journal Batch 72	PQ Adjustment	0	980.14	41 769.99
2026-01-15	Invoice	<a href="#">INV05535</a>	24.15	0	41 794.14
2026-01-19	Invoice	<a href="#">INV06064</a>	24.15	0	41 818.29
2026-01-19	Journal Batch 79	Legal Fees - U2-10 - INV-3281	2802.30	0	44 620.59
2026-02-01	Journal Batch 73	Interest on arrears for period 2025-12-01 to 2025-12-31 with starting balance of 39321.44. (15.00% p.a).	515.06	0	45 135.65
2026-02-01	Invoice	<a href="#">INV05930</a>	1265.80	0	46 401.45
2026-02-05	Invoice	<a href="#">INV06242</a>	24.15	0	46 425.60
2026-02-06	Journal Batch 106	Legal Fees - U2-10 - INV-3322	778.90	0	47 204.50
2026-02-09	Journal Batch 114	Legal Fees - U2-10 -INV-3337	459.30	0	47 663.80
2026-02-12	Invoice	<a href="#">INV06371</a>	24.15	0	47 687.95
2026-02-28	FIRST NATIONAL BANK: 63165712027	FNB APP PAYMENT FROM LSA001-C2-10 - "Payment - Thank you"	0	1800.00	45 887.95
2026-03-01	Journal Batch 125	Interest on arrears for period 2026-01-01 to 2026-01-31 with starting balance of 41769.99. (15.00% p.a).	547.52	0	46 435.47
2026-03-01	Invoice	<a href="#">INV06815</a>	1265.80	0	47 701.27

120+ days	90+ days	60+ days	30+ days	Current
34 821.15	3 420.68	4 578.76	3 067.36	1 813.32
<b>BANKING DETAILS</b> Bank Name: FIRST NATIONAL BANK Account Number: 63165712027 Branch Code: 250655 Reference: LSA001-C2-10 Account Holder: BLUE LAKE ESTATE Account Type: CURRENT Branch Name: UNIVERSAL				<b>Total Due</b>  <b>R 47 701.27</b>



**scheme square**  
property management

Hillcrest View - Utilities Body Corporate

Reg No: SS151/2007

Email: levyaccounts@schemesquare.co.za

Contact No.: 010 023 1393

**ADDRESS**

646 Jan Shoba Street,

Hatfield,

Pretoria,

0028

**Ofentse Segone**

095 Hillcrest View,  
646 Jan Shoba Street,  
Hatfield,  
Pretoria,  
0002

Door No 95

Reference: OFE001-D95

Tel: 0618985212

Email: segone@dreamvilleproperties.com

# STATEMENT

DATE
2026-03-09

Date	Source	Description	Debit	Credit	Cumulative
2025-03-01		Balance b/f	5381.45	0	5 381.45
2025-03-01	Invoice	<a href="#">INV05564</a>	285.93	0	5 667.38
2025-04-01	Invoice	<a href="#">INV05693</a>	285.93	0	5 953.31
2025-05-01	Invoice	<a href="#">INV05815</a>	336.00	0	6 289.31
2025-06-01	Invoice	<a href="#">INV05931</a>	285.93	0	6 575.24
2025-07-01	Invoice	<a href="#">INV06047</a>	386.07	0	6 961.31
2025-08-01	Invoice	<a href="#">INV06165</a>	313.20	0	7 274.51
2025-09-01	Invoice	<a href="#">INV06300</a>	313.20	0	7 587.71
2025-10-01	Invoice	<a href="#">INV06416</a>	368.31	0	7 956.02
2025-11-01	Invoice	<a href="#">INV06551</a>	313.20	0	8 269.22
2025-12-01	Invoice	<a href="#">INV06682</a>	368.31	0	8 637.53
2026-01-01	Invoice	<a href="#">INV06825</a>	313.20	0	8 950.73
2026-02-01	Invoice	<a href="#">INV06943</a>	313.20	0	9 263.93
2026-03-01	Invoice	<a href="#">INV07060</a>	313.20	0	9 577.13

120+ days	90+ days	60+ days	30+ days	Current
8 269.22	368.31	313.20	313.20	313.20
<b>BANKING DETAILS</b>				<b>Total Due</b>
Bank Name: FIRST NATIONAL BANK		Reference: OFE001-D95		<b>R 9 577.13</b>
Account Number: 62908230030		Account Holder: HILLCREST VIEW - UTILITIES		
Branch Code: 250655		Account Type: CURRENT		
		Branch Name: COMM ACCOUNT SERVICE COST		