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Notice of auction of immovable property in bankruptcy proceedings

Public from: 10.01.2022

Public until: until the end of bankruptcy proceedings or the end of the validity of the sale announcement,
but no longer than 1 year

OÜ Baltic Forest (pankrotis) (registry code: [12433069](#)) pankrotihaldur Toomas Saarma publishes this announcement under [Section 136\(1\) of the bankruptcy Act \(PankrS\) and Section 153\(2\) of the enforcement Code \(TMS\)](#).

The bankruptcy trustee, in the public electronic auction, sell <https://www.oksjonikeskus.ee> in the auction environment of the Chamber of bailiffs and trustees in bankruptcy assets in bankruptcy:

OÜ Baltic Forest (bankrupt), registry code 12433069, trustee in bankruptcy sells a sawmilling complex belonging to the bankruptcy estate in Pärnu County, Paikus (including immovables, buildings and equipment and machinery for production).

I

Land registry department of Tartu County Court, register part No 69306.

Cadastral indicator, intended purpose, location, area:

56801:001:1331, production land 100%, production land 100%, Pärnu County, Pärnu City, Paikuse village, garden Road 7, area 143702.0 m2

Valid entries in the land register:

Division II owner OÜ Baltic Forest (registry code 12433069)

Section IV entry number 8 mortgage of eur 1 950 000,00 SIA? UniCredit Leasing? (registry code 40003423085). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 109306; 1133306; 1181706; 1582006; 1640106; 1940106; 2001106; 2440206; 4513806.

Section IV entry number 9 mortgage of eur 1 495 000,00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage.

Section IV entry number 10 mortgage in the amount of eur 460 000,00 in favour of the Rural Development Foundation (registry code 90000245). Every owner of a registered immovable is required to submit to immediate compulsory execution for satisfaction of a claim secured by a mortgage. Congested properties: 36950; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806.

Section IV entry number 13 mortgage of eur 1 755 000,00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry number 14 mortgage in the amount of EUR 2 025 000,00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry number 15 mortgage of eur 2 635 000,00 in favour of Crowdestate collateral agent OU (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 16 mortgage in the amount of EUR 2 007 000,00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

According to the Register of Construction works, cadastral unit 56801:001:1331 has been built and buildings/facilities located there are: Log acceptance operator building, planing shop, lumber storage (demolished), chamber dryer, boiler house, sawmill, barking shop (demolished), tunnel dryer, tunnel dryer, canopy (demolished), chamber dryers (demolished), planing shop, production building, sawmill storage (under construction), pump and water reservoir, CONTAINER boiler, oil reservoir, log sorter water race (under construction), log sorter sewerage container (under construction), LG).

II

Land registry department of Tartu County Court Part 109306

Cadastral indicator, intended purpose, location, area:

56801:001:1396 100% profit-making land, Pärnu County, Pärnu City, Paikuse City, Kasekäru 37003,0 m²

56801:001:1397 100% profit-making land, Pärnu County, Pärnu City, Paikuse village, Aiandi Road 1, 13563 m²

56801:001:1398 commercial land 100%, Pärnu County, Pärnu City, Paikuse City, garden Road 5, 3020,0 m²

Valid entries in the land register:

Division II owner OÜ Baltic Forest (registry code 12433069)

Section III entry 1 prohibition notation to prohibit disposal of immovable property in favour of Hardo Teng (personal identification code 39209206011), bailiff eha Nikker (personal identification code 45808214226). 31.08.2020 entered on the basis of the bailiff's application, 11.03.2020 enforcement instrument 16.09.2020. Assistant judge Anu six.

Section IV entry 2 mortgage of eur 1 950 000,00 SIA? UniCredit Leasing? (registry code 40003423085). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 1133306; 1181706; 1582006; 1640106; 1940106; 2001106; 2440206; 4513806.

Division IV entry 3 mortgage in the amount of 460 000.00 euros in favour of the Rural Development Foundation (registry code 90000245). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806.

Section IV entry 6 mortgage in the amount of EUR 1 755 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 7 mortgage in the amount of EUR 2 025 000.00 in favour of Crowdestate collateral agent

OU (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 8 mortgage in the amount of EUR 2 635 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 9 mortgage in the amount of EUR 2 635 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

According to the Register of Construction works, cadastral unit 56801:001:1398 has been built and an office building is located there. Cadastral units 56801:001:1396 and 56801:001:1397 are unbuilt.

III

Land registry department of Tartu County Court Part 1582006

Cadastral indicator, intended purpose, location, area:

56801:001:0256, profit-making land 100%, Pärnu County, Pärnu City, Paikuse village, Oidu, 26816,0 m2

Valid entries in the land register:

Section I entry 2 for the benefit of each owner of the registered immovable, the real servitude has been entered on registered immovable No: 1253406. Water management easement of indefinite duration and free of charge in accordance with clauses 3.1 to 3.5 of the contract of 17.06.2010.a. and the plan annexed to the contract. Amendment of the contract according to the contract of 29.11.2010.a. and the plan annexed to the contract.

Division II owner OÜ Baltic Forest (registry code 12433069)

Section IV entry 2 mortgage of eur 1 950 000,00 SIA? UniCredit Leasing? (registry code 40003423085). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1640106; 1940106; 2001106; 2440206; 4513806.

Division IV entry 3 mortgage in the amount of 460 000.00 euros in favour of the Rural Development Foundation (registry code 90000245). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806.

Section IV entry 6 mortgage in the amount of EUR 1 755 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 7 mortgage in the amount of EUR 2 025 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 8 mortgage in the amount of EUR 2 635 000.00 in favour of Crowdestate collateral agent

OU (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 9 mortgage in the amount of EUR 2 007 000,00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

According to the Register of Construction works, cadastral unit 56801:001:0256 has been built and a residential, sauna and shed are located there

IV

Land registry department of Tartu County Court Part 2440206

Cadastral indicator, intended purpose, location, area:

56801:001:0257, profit-making land 100%, Pärnu County, Pärnu City, Paikuse City, Tiina, 24899,0 m2

Valid entries in the land register:

Division II owner OÜ Baltic Forest (registry code 12433069)

Division III entry 1 personal right of use for establishment of utility network or installation in favour of main network of private limited company (registry code 11022625). Personal right of use for an unspecified term for the erection and further toleration of an electrical installation, including the construction, servicing, maintenance, servicing, replacement, use, repair of an electrical installation within the protection zone of the electrical installation pursuant to clause 4) of the contract entered into on 04.06.2008. and the plan annexed to the contract.

Section IV entry 1 mortgage of eur 1 950 000,00 SIA? UniCredit Leasing? (registry code 40003423085). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1940106; 2001106; 4513806.

Division IV entry 2 mortgage in the amount of 460 000.00 euros in favour of the Rural Development Foundation (registry code 90000245). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 4513806.

Section IV entry 5 mortgage in the amount of EUR 1 755 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 4513806; 13017350.

Section IV entry 6 mortgage in the amount of EUR 2 025 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 4513806; 13017350.

Section IV entry 7 mortgage in the amount of EUR 2 635 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 4513806; 13017350.

Section IV entry 8 mortgage in the amount of EUR 2 007 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 4513806; 13017350.

According to the Register of Construction works, cadastral unit 56801:001:057 Sindi-Papiniidu L030, facility is located.

V

Land registry department of Tartu County Court Part 1181706

Cadastral indicator, intended purpose, location, area:

56801:001:0031, profit-making land 100%, Pärnu County, Pärnu City, Paikuse village, violet. Cadastral unit formed on basis of plan and map material, 20777,0 m2

Valid entries in the land register:

Division II owner OÜ Baltic Forest (registry code 12433069)

Section IV entry 2 mortgage of eur 1 950 000,00 SIA? UniCredit Leasing? (registry code 40003423085). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1582006; 1640106; 1940106; 2001106; 2440206; 4513806.

Division IV entry 3 mortgage in the amount of 460 000.00 euros in favour of the Rural Development Foundation (registry code 90000245). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806.

Section IV entry 6 mortgage in the amount of EUR 1 755 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 7 mortgage in the amount of EUR 2 025 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 8 mortgage in the amount of EUR 2 635 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 9 mortgage in the amount of EUR 2 007 000,00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

VI

Land registry department of Tartu County Court 2001106

Cadastral indicator, intended purpose, location, area:

56801:001:0172, production land 100%, Pärnu County, Pärnu City, Paikuse village, plangu, 40734,0 m2.

Valid entries in the land register:

Division II owner OÜ Baltic Forest (registry code 12433069)

Division III entry 1 personal right of use for establishment of utility network or installation in favour of private limited company main network (registry code 11022625, Tallinn City). Personal right of use for an unspecified term for the erection and further toleration of an electrical installation, including the construction, servicing, maintenance, servicing, replacement, use, repair of an electrical installation within the protection zone of the electrical installation in accordance with clauses 4.1) and 4.2) of the contract of 06.11.2007.a and in accordance with the plan annexed to the contract.

Section IV entry 2 mortgage of eur 1 950 000,00 SIA? UniCredit Leasing? (registry code 40003423085). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1940106; 2440206; 4513806.

Section IV entry 3

A mortgage in the amount of 460 000.00 euros in favour of the Rural Development Foundation (registry code 90000245). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2440206; 4513806.

Section IV entry 6 mortgage in the amount of EUR 1 755 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2440206; 4513806; 13017350.

Section IV entry 7 mortgage in the amount of EUR 2 025 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2440206; 4513806; 13017350.

Section IV entry 8 mortgage in the amount of EUR 2 635 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2440206; 4513806; 13017350.

Section IV entry 9 mortgage in the amount of EUR 2 007 000,00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2440206; 4513806; 13017350.

According to the register of construction works, the cadastral unit 56801:001:0172 has a tractor storage area and shed and a well.

VII

Land registry department of Tartu County Court Registraisoa 4513806

Cadastral indicator, intended purpose, location, area:

56801:001:1193, 100% profit-making land, Pärnu County, Pärnu City, Paikuse City, Luhaoja, 68716,0 m2

Valid entries in the land register:

Division II owner OÜ Baltic Forest (registry code 12433069)

Division III entry 1 personal right of use for establishment of utility network or facility in favour of Elering AS (registry code 11022625). A personal right of use for an unspecified term for the erection and further toleration of an electrical installation, including the construction, servicing, maintenance, servicing, replacement, use, repair of an electrical installation within the protection zone of the electrical installation in accordance with clauses 4.1 and 4.2 of the 11.04.2008.a. contract and the plan annexed to the contract. Entered in register part No 300906 on 21.04.2008, entered in this part on 18.03.2014 on the basis of a real right contract on 24.03.2014.

Section IV entry 2 mortgage of eur 1 950 000,00 SIA? UniCredit Leasing? (registry code 40003423085). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1940106; 2001106; 2440206.

Division IV entry 3 mortgage in the amount of 460 000.00 euros in favour of the Rural Development Foundation (registry code 90000245). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206.

Section IV entry 6 mortgage in the amount of EUR 1 755 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 13017350.

Section IV entry 7 mortgage in the amount of EUR 2 025 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 13017350.

Section IV entry 8 mortgage in the amount of EUR 2 635 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 13017350.

Section IV entry 9 mortgage in the amount of EUR 2 007 000,00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 13017350.

VIII

Land registry department of Tartu County Court registration Division 1640106

Cadastral indicator, intended purpose, location, area:

56801:001:0115, 100% profit-making land, Pärnu County, Pärnu City, Paikuse City, bell. A cadastral unit is formed on the basis of a plan and map material. 22907,0 m²

Valid entries in the land register:

Division II owner OÜ Baltic Forest (registry code 12433069)

Division III entry 1 personal right of use for establishment of utility network or installation in favour of private limited company main network (registry code 11022625, Tallinn City). Personal right of use for an unspecified term for the erection and further toleration of an electrical installation, including the construction, servicing, maintenance, servicing, replacement, use, repair of an electrical installation

within the protection zone of the electrical installation in accordance with clauses 4.1) and 4.2) of the 20.11.2007.a contract and in accordance with the plan annexed to the contract.

Section IV entry 2 mortgage of eur 1 950 000,00 SIA? UniCredit Leasing? (registry code 40003423085). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1940106; 2001106; 2440206; 4513806.

Division IV entry 3 mortgage in the amount of 460 000.00 euros in favour of the Rural Development Foundation (registry code 90000245). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1938606; 1940106; 2001106; 2440206; 4513806.

Section IV entry 6 mortgage in the amount of EUR 1 755 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 7 mortgage in the amount of EUR 2 025 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 8 mortgage in the amount of EUR 2 635 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 9 mortgage in the amount of EUR 2 007 000,00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

IX

Land registry department of Tartu County Court Division 1940106

Cadastral indicator, intended purpose, location, area:

56801:001:1273, 100% profit-making land, Pärnu County, Pärnu City, Paikuse City, Urmeotsa, 83992,0 m²

Division II owner OÜ Baltic Forest (registry code 12433069)

Division III entry 1 personal right of use for establishment of utility network or facility in favour of Elering AS (registry code 11022625). A personal right of use for an unspecified term for the erection and further endurance of an electrical installation, including the construction, servicing, maintenance, servicing, replacement, use, repair of an electrical installation within the protection zone of the electrical installation pursuant to clause 4 of the 12.06.2007 contract and according to the plan annexed to the contract.

Section IV entry 1 mortgage of eur 1 950 000,00 SIA? UniCredit Leasing? (registry code 40003423085). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 2001106; 2440206; 4513806.

Division IV entry 2 mortgage in the amount of 460 000.00 euros in favour of the Rural Development Foundation (registry code 90000245). Every owner of a registered immovable is required to submit to

immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 2001106; 2440206; 4513806.

Section IV entry 5 mortgage in the amount of EUR 1 755 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 2001106; 2440206; 4513806; 13017350.

Section IV entry 6 mortgage in the amount of EUR 2 025 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 2001106; 2440206; 4513806; 13017350.

Section IV entry 7 mortgage in the amount of EUR 2 635 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 2001106; 2440206; 4513806; 13017350.

Section IV entry 8 mortgage in the amount of EUR 2 007 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 2001106; 2440206; 4513806; 13017350.

According to the Register of Construction works, cadastral unit 56801:001:1273 has been built and a residential building (out of use) is located there.

X

Land registry department of Tartu County Court registration Division 36950

Cadastral indicator, intended purpose, location, area:

56801:001:1272, profit-making land 100%, Pärnu County, Pärnu City, Paikuse village, Urme field, 83046,0 m²

Division II owner OÜ Baltic Forest (registry code 12433069)

Division III entry 1 personal right of use for establishment of utility network or facility in favour of Elering AS (registry code 11022625). A personal right of use for an unspecified term for the erection and further endurance of an electrical installation, including the construction, servicing, maintenance, servicing, replacement, use, repair of an electrical installation within the protection zone of the electrical installation pursuant to clause 4 of the 12.06.2007 contract and according to the plan annexed to the contract. 26.06.2007 Entered in register part No 1940106, transferred here upon division of the registered immovable.

Section III entry 2 prohibition notation to prohibit disposal of immovable property in favour of Hardo Teng (personal identification code 39209206011), bailiff eha Nikker (personal identification code 45808214226). 31.08.2020 entered on the basis of the bailiff's application, 11.03.2020 enforcement instrument 16.09.2020.

Section IV entry 1 mortgage of eur 1 950 000,00 SIA? UniCredit Leasing? (registry code 40003423085). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1940106; 2001106; 2440206; 4513806.

Division IV entry 2 mortgage in the amount of 460 000.00 euros in favour of the Rural Development Foundation (registry code 90000245). Every owner of a registered immovable is required to submit to

immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806.

Section IV entry 5 mortgage in the amount of EUR 1 755 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 6 mortgage in the amount of EUR 2 025 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

ENTRY IV 7 mortgage of eur 2 635 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 8 mortgage in the amount of EUR 2 007 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

According to the Register of Construction works, cadastral unit 56801:001:1272 Sindi-Papiniidu L030, facility is located.

XI

Land registry department of Tartu County Court registration Division 1938606

Cadastral indicator, intended purpose, location, area:

56801:001:0161, profit-making land 100%, Pärnu County, Pärnu City, Paikuse village, garden Road 18,

Section II owner OÜ Baltic Forest (registry code 12433069),

Division IV entry 1 mortgage in the amount of 460 000.00 euros in favour of the Rural Development Foundation (registry code 90000245). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1940106; 2001106; 2440206; 4513806.

Section IV entry 4 mortgage in the amount of EUR 1 755 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 5 mortgage in the amount of EUR 2 025 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 6 mortgage in the amount of EUR 2 635 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 7 mortgage in the amount of EUR 2 007 000,00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1940106; 2001106; 2440206; 4513806; 13017350.

XII

Land registry department of Tartu County Court Part 1133306

Cadastral indicator, intended purpose, location, area:

56801:001:0628 residential land 100%, Pärnu County, Pärnu City, Paikuse City, Luigenoka. Cadastral unit formed on basis of plan and map material, 2568,0 m²

62401:001:0135 100% residential land, Pärnu County, Pärnu City, Paikuse village, Luigenoka section. 396 m².

Section II owner OÜ Baltic Forest (registry code 12433069),

Section IV entry 1 mortgage of eur 1 950 000,00 SIA? UniCredit Leasing? (registry code 40003423085). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1181706; 1582006; 1640106; 1940106; 2001106; 2440206; 4513806.

Division IV entry 2 mortgage in the amount of 460 000.00 euros in favour of the Rural Development Foundation (registry code 90000245). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806.

Section IV entry 5 mortgage in the amount of EUR 1 755 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 6 mortgage in the amount of EUR 2 025 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 7 mortgage in the amount of EUR 2 635 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

Section IV entry 8 mortgage in the amount of EUR 2 007 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806; 13017350.

According to the Register of Construction works, the cadastral unit is located in 56801:001:0628 residential buildings (out of use) and glasshouses.

XIII

Land registry department of Tartu County Court, register part 13017350

Cadastral indicator, intended purpose, location, area:

56801:001:1395, 100% profit-making land, Pärnu County, Pärnu City, Paikuse City, Kaseotsa, 27015.0 m²

Section II owner OÜ Baltic Forest (registry code 12433069),

Section III entry 1 prohibition notation to prohibit disposal of immovable property in favour of Hardo Teng (personal identification code 39209206011), bailiff eha Nikker (personal identification code 45808214226). 31.08.2020 entered on the basis of the bailiff's application, 11.03.2020 enforcement instrument 16.09.2020.

Section IV entry 1 mortgage in the amount of 208 000.00 euros in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. 10.10.2018 registered on 19.10.2018.

Section IV entry 2 mortgage in the amount of EUR 1 755 000,00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806.

Section IV entry 3 mortgage in the amount of EUR 2 025 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806.

Section IV entry 4 mortgage in the amount of EUR 2 635 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806.

Section IV entry 5 mortgage in the amount of EUR 2 007 000.00 in favour of Crowdestate collateral agent OÜ (registry code 12952326). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 36950; 69306; 109306; 1133306; 1181706; 1582006; 1640106; 1938606; 1940106; 2001106; 2440206; 4513806.

All prohibitions entered in Section III of the listed register parts AND mortgages entered in Section IV shall be deleted on the basis of a petition of the trustee in bankruptcy after a successful auction.

XIV

Movable property (equipment and machines for the sawmill industry) according to the list. The list of movable property forming part of the comprehensive assets can be obtained from the trustee in bankruptcy.

According to commercial pledge data entered in the commercial register, THE MOVABLE property of OÜ Baltic Forest (bankrupt) is encumbered with commercial pledges:

First ranking pledgee SIA UniCredit Leasing (Latvian registry code 40003423085), with a pledge amount of eur 1 950 000,00;

Second ranking pledgee OÜ FORESTONIA (registry code 10757336), pledge amount 2,200 000,00 euros;

Third ranking pledgees: Peeter Napritson (personal identification code 37301282746), Jaak Napritson (personal identification code 37911055715), REFERNO OÜ (registry code 10908108), Lekto OÜ (registry code 12056589) and land and forests OÜ (registry code 10828898) the amount of the pledge is eur 6 000 000,00.

All listed commercial pledge entries shall be deleted on the basis of a petition of the trustee in bankruptcy after successful auction.

In Pärnu County Court proceedings, civil matter 2-21-10853, action brought by GreenFinance OÜ against OÜ Baltic Forest (bankrupt) is a claim for exclusion of property. The action has been brought in the context of the bankruptcy trustee's rejection of GreenFinance OÜ's application of 23.12.2020 seeking to exclude THE following items from THE bankruptcy estate of OÜ Baltic Forest (in bankruptcy):

1. Forklift Dantruck-5827
2. Forklift H30D (H2X393W03378)
3. Forklift H30D-01 (H2X393B05224)
4. Forklift truck KALMAR DCG150-6 (T331000137), (1994)
5. Forklift KALMAR DC12-600XL (T330111004), (1982)
6. Forklift KALMAR DCD70-6 (T321031483), (2002)
7. Forklift HEDEN 8470 C (000308), (2000)
8. Forklift HEDEN 8470 (981208), (1999)
9. Lintsaelin (Saw line feed, peeler, log rotator, saw and milling cups, washer, lower saw equipment, control, etc.)

Civil matter 2-21-10762, Dammix mets OÜ's action against OÜ Baltic Forest (bankrupt) is pending before Pärnu County Court for the exclusion of assets from the bankruptcy estate. The action has been brought in connection with the dismissal by the insolvency practitioner of an application for the exclusion of Dammix mets OÜ's assets on 04.06.2021.a, requesting, inter alia, that the following items be excluded from the bankruptcy estate of OÜ Baltic Forest (in bankruptcy):

1. Roll bench Albert;
2. flatband reform AS21T5;
3. sharpening bench SHARK 200H;
4. Renholmen Packing machine;
5. CATECH seimer;
6. planing line WACO;
7. four shipping containers of 20 DC;
8. seven shipping containers 40 DC;

Movable property in respect of which an application for the exclusion of property has been submitted to a trustee in bankruptcy is indicated in the list of movable property.

Explanation: the bankruptcy estate of paragraph 123(1) of the PankrS does not include items belonging to a third party. If a third party has a claim for the issue of an object belonging to the third party, the trustee shall return the object (exclusion of property). Pursuant to subsection 123 (4) of the Bankers Act, if the trustee transferred the assets specified in subsection (1) of this section or if the assets have not been preserved, the person with the right of exclusion has the right to receive monetary compensation for the assets on account of the bankruptcy estate pursuant to the procedure provided for in clause 146 (1) 1) of this Act. If a trustee transferred the assets specified in subsection (1) of this section, although he or she knew or should have known that the assets did not belong to the debtor or if the assets were not preserved by the fault of the trustee, the entitled person may also demand compensation for the damage caused from the trustee.

Movable property which is not sold in the composition of the whole property and is currently deposited in the territory of the sawmill industry shall be deposited in the territory of the sawmill after a successful auction in agreement with the purchaser of the whole property.

Opening price: 7 100 000 EUR(s). (incl. movable property EUR 4 770 834.00 plus vat of 20%).

Proprietor: OÜ Baltic Forest (bankrotis) (registry code: [12433069](#)) .

To participate in an auction, you must register in the auction environment on the asset page specified in this notice with a permanent link to: <https://www.oksjonikeskus.ee/oksjon/view/?okid=64969> and to pay a deposit of 71,000 euros to OÜ Baltic Forest (bankrupt) current account No. e542200221056975036 (AS Swedbank). Payment statement: 'Deposit 7.02.2022 12:00 for participating in auction ID64969. Real estate: Aiandi tee 7, Pärnu city, Pärnu County. A deposit shall be deemed to have been paid as of the moment of receipt thereof. The deposit must have been received no later than 07.02.2022 at 12:00. Subsequent receipts will not be counted. The deposit paid by the buyer shall be included in the purchase price and returned to the other participants in the auction on the working day following the day of the auction.

Registration in the auction begin on 10.01.2022 at 12:00 and ends on 07.02.2022 at 12:00.

A person be registered as an auction participant if the application for registration and the necessary annexes to the application meet the conditions for the auction , deposit paid and the person may participate in the auction as a bidder.

The auction starts on 07.02.2022 at 13:00 and ends on 15.02.2022 at 12:00. The interval for the prolongedend is 5 minute(s).

The bid step for auctions be 10 000 EUR(s).

Bids can only be made in the auction environment according to the conditions indicated in the auction environment.

The winner of an electronic auction pay the purchase price on the working day following the day on which the auction ends, as pursuant to [§93\(3\) of TMS](#). If the purchase price exceeds EUR 12 700, the auction winner must pay one tenth of the purchase price immediately after the end of the auction, the remaining price having to be paid within 15 days.

THE RIGHTS OF THIRD PARTIES

Before the start of the auction, the person must inform the bankruptcy trustee of his or him rights to the thing to be sold if it have not yet been notified to the bankruptcy trustee, and the reasons for those rights should be given at the request of the bankruptcy trustee.

EXAMINATION OF THE ASSETS. ADDITIONAL INFO

The property can be accessed from the publication of the advertisement until the beginning of the auction by agreeing in advance by e-mail haldur@haldur.eu or telephone 627 0444. Terms of the auction and other information on the page: www.oksjonikeskus.ee

Proceeding no: 2-19-16366

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