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Notice of auction of immovable property in enforcement proceedings

Public from: 20.10.2022

Public until: until the closure of the enforcement procedure

Kohtutäitur Mati Kadak publishes this announcement under <u>paragraph 153(2)</u> of the Code of enforcement <u>Procedure (TMS)</u>.

The bailiff sell the following assets in a https://www.oksjonikeskus.ee in the auction environment of public bailiffs and the Chamber of Bank administrators electronic auction:

100% of the residential property owned by Andrei Sobol (identification No 371114716) entered in the register of the Land Registry Division of the Tartu District Court No 1616132, located in the Western Region, the town of Haapsalu, the province of Uuemõisa, the road 24 of the hatchery, which contains 441/26977 notional parts of the property and special property 1, which has a total surface area of 44,10 m2 and is identified in the plan as 1. Other apartment blocks of the same land: 1616232, 1616332, 1616432, 161616532, 161616632, 1616732, 1616832, 161616832, 1617932, 1617932, 1617932, 1617932, 1617932, 1617932, 1617932, 1617932, 1617932, 161832, 16732, 16732, 16732, 16732, 16732, 16732, 161832, 161832, 161832, 161832, 161832, 161832, 161832, 161832, 161832, 161832, 161832, 16732, 16732, 16732, 16732, 16732, 16732, 16732, 16183

Cadastral mark 67401:009:1540.

Rights identified by third parties encumbering the immovable property, with their ranking and other restrictions on the ownership of the immovable property:

- 1. Prohibit the disposal of the property in favour of the bailiff Mati Kadak and Anastassia Sobol. 1.08.2022 entered at the request of the bailiff 1.08.2022.
- 2. Mortgage totalling 262 500,00 kroons in favour of Hansapank (registry code 10060701, Tallinn City). The individual owner of the property is obliged to submit to immediate enforcement in order to satisfy the claim secured by the mortgage. Entered on 4.05.2006. 28.05.2007 amended on the basis of the registration application on 26.06.2007.
- 3. A mortgage in the amount of EEK 146 500,00 in favour of the public limited company Hansapank (registry code 10060701, City of Tallinn). The individual owner of the property is obliged to submit to immediate enforcement in order to satisfy the claim secured by the mortgage. 26.06.2007. entered on the basis of the application for registration on 28.05.2007.

Mortgages of 262 500 kroons (EUR 16 776.81) and 146 500 kroons (EUR 9 363.06) in Swedbank AS on the property of the apartments.

The total area of the apartment is 44,10 m2.

When an immovable property is acquired, both mortgages remain in the burden of the immovable property in order to be prohibited from disposing of the prohibition.

The initial price of the assets at the repeat auction is EUR 20 000.00 (twenty thousand euros).

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Opening price: 20 000 EUR(s). Mortgages of 262 500 kroons (EUR 16 776.81) and 146 500 kroons (EUR 9 363.06) in Swedbank AS on the property of the apartments..

Proprietor: Andrei Sobol (national identification 37111114716) .

To participate in an auction, you must register in an auction environment on the sheet of assets referred

to in this notice, the permanent link of which shall be: https://www.oksjonikeskus.ee/oksjon/view/? okid=70055 and to pay a deposit of EUR 2 000 to Mati Kadak's account No 721010010127566012 (SEB). Explanation for payment: 'Guarantee for participation in auctions of 15.11.2022 11:00 ID70055. Real estate: Haute station TEE 24, Haapsalu City, Western County'. The deposit shall be deemed to have been settled when it is received. The deposit must be lodged no later than 15.11.2022 at 11:00. Subsequent receipts shall not be counted. Securities paid by the buyer shall be included in the purchase price and returned to the other bidders on the working day following the day of the auction.

Registration in the auction begin on 20.10.2022 at 14:00 and ends on 15.11.2022 at 11:00.

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 money has been paid and the person may participate in the auction as a bidder.

The auction starts on 16.11.2022 at 11:00 and ends on 23.11.2022 at 11:00. The interval for the prolonged end is 5 minute(s).

The bid step for auctions be 200 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 bailiff of his or him rights to the thing to be sold if it have not yet been notified to the bailiff, and the reasons for those rights should be given at the request of the bailiff. Persons holding rights which impede the auctioning shall, in agreement with the claimant or on the basis of a court decision, obtain the termination or suspension of the auctions before the day on which the result is distributed.

EXAMINATION OF THE ASSETS. ADDITIONAL INFO

Applicants for access to the property shall notify the bailiff of their wish to mati.kadak@taitur.just.ee by telephone 660 4604 or by email. Prior registration is mandatory. See also: matikadak.auction.ee.

Proceeding no: 008/2016/2190

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