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Notice of auction of immovable property in enforcement proceedings

Public from: 05.12.2022

Public until: until the closure of the enforcement procedure

Kohtutäitur Heimo Vilpuu publishes this announcement under [paragraph 153\(2\) of the Code of enforcement Procedure \(TMS\)](#).

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:

Business land 100%, County Rapla, Municipality of Märjamaa, village Orgita, Klaarika Road 7 (registration number 2547250; cadastral identification 50401:001:0515).

Accessories and essential elements of immovable property:

The prohibition entered in Section III of the land register under entry 3 in order to prohibit the disposal of the property in favour OF AS MÄO INVEST (registry code 10087508). 4.10.2021 entered at the request of the bailiff on 8.10.2021.

A mortgage entered in Section IV of the land register under entry 1 for an amount of EUR 300 000,00 in favour OF AS MÄO INVEST (registry code 10087508). The individual owner of the property is obliged to submit to immediate enforcement in order to satisfy the claim secured by the mortgage. Co-invested properties: 2547150; 2547350; 2547450; 2547550; 2547650; 2547750. 11.06.2019 entered in application for registration on 15.07.2019.

Entered in Section IV of the land register under entry 2: the mortgage is encumbered with a pledge in favour of RR Rakennustiimi Oy (registry code 2444798-2). 06.11.2019 loan Agreement. 22.11.2019 entered on the basis of the application for registration on 2.12.2019.

Mortgage entered in Section IV of the land register under entry 3 for an amount of EUR 180 000,00 in favour of the credit solutions OÜ (registry code 11534041). The individual owner of the property is obliged to submit to immediate enforcement in order to satisfy the claim secured by the mortgage. Co-invested properties: 2547150; 2547350; 2547450.

The auction shall be conducted in settlement of the first-rank mortgage claim. The proscription and mortgages will be deleted after a successful auction..

Opening price: 158 612 EUR(s). .

Proprietor: Starelement OÜ (registry code: [12415344](#)) .

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=70981> payment of security of EUR 15 861 into the account of Heimo Vilpuu NO. EE652200221017187863 (Swedbank). Payment note: 'Guarantee cash 24.01.2023 11:00 for participation in auctions ID70981. Real estate: Klaarika Road 7, Municipality of Märjamaa, County Rapla'. The deposit shall be deemed to have been settled when it is received. The deposit must have been lodged no later than 24.01.2023 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 03.01.2023 at 11:00 and ends on 24.01.2023 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 25.01.2023 at 11:00 and ends on 02.02.2023 at 11:00. The interval for the prolonged end is 2 minute(s).

The bid step for auctions be 1 000 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 bailiff of his or her 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

For further information, please contact the bailiff's office in advance on the phone 38 48 724 or the email address heimo.vilpuu@tatur.just.ee.

Proceeding no: 039/2021/817

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