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Notice of auction of immovable property in enforcement proceedings

Public from: 18.01.2023

Public until: until the closure of the enforcement procedure

Kohtutäitur Kaire Põlts 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:

Tallinna kohtutäitur Kaire Põlts, sells the following assets, which are jointly owned by Nikolai Issakov and Natalia Isakova, in an electronic auction www.oksjonikeskus.ee in the electronic auction environment of bailiffs and liquidators: Residential property numbered 9774501 in the register part of the District Court of Tartu, Harju County, Tallinn, Lasnamäe County, Kihnu tn 14, as special property apartment 31, composed of 494/41851 notional parts of the property and special property apartment No 31, which has a total surface area of 49,40 m² and is identified in the plan as 31. Other property in the same land, No 9771501 - 5358450. The object and content of the special property, in accordance with the Special property Agreement of 18.06.2002 and the building distribution plan which forms part thereof. Cadastral reference 78403:307:0160. Dimensions, number of rooms and intended use of the building: real part size 494/41851, entrance floor 8, 2 rooms, area 49.4 m². The immovable property is: 1) prohibiting the disposal of the land in favour of Osaühing Aktiva Finants (registry code 10746479), AS Aktiva Portfolio (registry code 16013522). (2) a prohibition on disposing of immovable property in favour of Kaire Põlts, bailiff, Osaühing Aktiva finantas (registry code 10746479). (3) a mortgage in the amount of EEK 1 175 000 .00 in favour of Hansapank (registry code 10060701). 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 10.01.2008 under a right in rem agreement on 22.01.2008. NB! In the case of the supply of immovable property, the disposals and mortgages are to be cancelled. Persons who have rights to the property sold which are not entered in the land register at the time of entry must, before the auction, be notified to the bailiff and, at the request of the bailiff, give reasons for them. Persons with prohibitive rights must obtain the cessation or suspension of the auction, in agreement with the collector or on the basis of a judicial decision, before the date on which the outcome is distributed. § 43(2) - upon transfer of ownership of apartments except in enforcement and bankruptcy proceedings, the transferee shall be liable to the association of apartments as guarantor for liabilities arising from ownership of apartments of the transferor. The liability of the transferee is limited to the value of the property in the apartment. Consequently, the debts of the association of property owners do not pass to the new owner when the property is acquired in enforcement proceedings..

Opening price: 95 000 EUR(s). The purchaser of the property undertakes to pay the stamp duty for the change in the owner's registration in the land register..

Proprietor: Natalia Isakova (national identification 48106060323); Nikolai Issakov (national identification 37506170258) .

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=71808> payment of security of EUR 1 000 into Kaire Põlts account No 111010010124476011 (SEB). Fee statement: 'Guarantee for participation in the 15.02.2023 12:00 auction ID71808. Real estate: Tallinn, Kihnu tn 14, Tallinn, Harju County'. The deposit shall be deemed to have been settled when it is received. The deposit must have been lodged no later than 15.02.2023 at 12:00. 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 18.01.2023 at 17:50 and ends on 15.02.2023 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 money has been paid and the person may participate in the auction as a bidder.

The auction starts on 15.02.2023 at 12:00 and ends on 23.02.2023 at 13:00. The interval for the prolonged end is 10 minute(s).

The bid step for auctions be 100 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

Access to the property shall take place at 14:00 a.m. on 10.02.2023. Request for access to be notified 2 working days before the kadri.artamonov@taituriabi.just.ee to the bailiff's office.

Proceeding no: 025/2022/4018

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