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Notice of auction of immovable property in enforcement proceedings

Public from: 24.01.2023

Public until: until the closure of the enforcement procedure

Kohtutäitur Krista Järvet 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:

Krista Järvet, Narva bailiff, sells by public ELECTRONIC AUCTION in the auction environment of the Chamber of Judiciary bailiffs and Pancrot administrators, a property in an apartment owned by <https://www.oksjonikeskus.ee/> ROMAN KULIKOV in the town of Kohtla-Järve, the district of Järve, n. Pärna tn 42-21. One-room apartment on 5 th floor of a ninerior dwelling (overall area 25,1 m2 entered in the register part of the land registry department of Tartu District Court No 824507, cadastral code 32212:001:0033, KU registry code 80061783). In Section II of the register, under entry 3, the owner is Roman Kulikov (personal identification No 36212282238). 14.03.2017 entered on the basis of the registration application 20.03.2017. Assistant judge Sigrid Orumets. The ownership of the debtor's apartment is encumbered by rights identified by third parties, with their ranking and other restrictions on the ownership of the property: Section III of the register, under entry No 2, confers a personal right of use in favour of Roman Kulikov (identification No 36212282238). In order to delete the right of use, it is sufficient to prove the death of the creditor. 12.12.2008 entered on the basis of an agreement in rem on 18.12.2008. Assistant judge Tiiu Karu. Section III of the register, under entry No 3, establishes a personal right of use in favour of Nadezhda Kulikova (identification No 43902232226). In order to delete the right of use, it is sufficient to prove the death of the creditor. 14.03.2017 entered on the basis of the registration application 20.03.2017. Assistant judge Sigrid Orumets. Section III of the register, under entry No 4, contains a blank mark for the benefit of the Republic of Estonia (tax and Customs Board (registry code 70000349)) to prohibit the disposal of the immovable property. 15.05.2017 Entered on the basis of the application of the tax and Customs Board on 15.05.2017. Lii Hallikvee, judge's assistant. There are no entries in Section IV of the register part. The auction shall take place in order to satisfy the claim secured by the disclaimer and shall be deleted after a successful auction. Pursuant to § 43(2) of the housing ownership and Co-ownership Act, which entered into force on 01.01.2018, upon the transfer of ownership of apartments in enforcement proceedings, the transferee is not liable to the co-ownership of apartments as guarantor for liabilities arising from ownership of apartments by the transferor. The auction winner is not required to pay the value OF THE LOSS in addition to the purchase price. The owner is required by the bailiff to grant applicants access to the ownership of the apartment from 17.02.2023.a from 17.00 to 18.00, so that the owner must grant access to the apartment at the time. The initial price of ownership of the apartments is EUR 1800,00. the auction begins at 21.02.2023 hrs in the auction environment and ends at 28.02.2023 hrs at 17.00 hrs. The interval at the end of the protracted period is 10 minutes. The auction step is EUR 200. a person wishing to participate in an auction must register with the auction platform and pay a deposit of 10% of the initial price to the bailiff's professional account. Registration in the auction shall begin with the publication of a notice in the auction environment. The time limit for collecting the deposit into the bailiff's professional account and for registering with the auction expires at 12.00 hrs on 21.02.2023.a. Registration in an auction shall be subject to the submission of: the name, place of residence or registered office of the quote, identification document, in the case of a representative, the document giving rise to the right of representation (certified by a notary) and details of the assets sold. A person is registered as a participant in an auction if the application for registration and its annexes (consents, powers of attorney, etc.) are eligible for the auction, the deposit has been paid and the person can participate in the auction as a bidder. Where the tenderer is

represented by an authorised representative, the court enforcement officer shall be provided with an authority to act no later than the time limit for payment of the sum secured. For the acquisition of assets in joint ownership or co-ownership, the consent signed by the spouse or co-owner shall be submitted to the address of the krista.jarvet@taitur.just.ee on the day following the closing date of the auction. The deposit of EUR 180.00 must be paid into the professional account of bailiff Krista Järvet No EE472200221069244110 SWEDBANK AS, the statement must state "deposit money, property address, name of participant". Subsequent receipts shall not be counted. The bailiff may also accept as collateral payment guarantees of indefinite, irrevocable and unconditional duration provided by a credit institution of Estonia or another Member State of the European Union in the amount of the deposit. Guarantee funds do not have to be paid by the State and local government and Eesti Pank, as well as by the collector and pledgee if their claim covers the required guarantee money. 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. **THE BAILIFF SHALL DECLARE THE AUCTION TO BE UNSUCCESSFUL IF THE HIGHEST BIDDER FAILS TO PAY THE PURCHASE PRICE OR ONE TENTH OF IT WITHIN THE PRESCRIBED PERIOD.** In such a case, the matter shall immediately be re-auctioned. The original buyer may not participate in a repeat auction in the circumstances referred to in the preceding sentence. Any guarantee he has paid shall not be refunded and shall be entered in the joint section of the Chamber's budget. It must also pay the difference between the price offered by it and the price offered at the repeat auction if the price offered at the repeat auction is lower than the price offered by it. The debtor shall be entitled to recover the difference from the original purchaser. The sale price shall be supplemented by an obligation to pay stamp duty for the change of owner. The winner of an electronic auction must pay the purchase price on the business day following the day on which the auction ends, as provided for in Section 93(3) of the TMS. If the purchase price exceeds EUR 12 700, one tenth of the purchase price shall be paid on the working day following the auction and the remaining price shall be paid within 15 days. If the purchaser is the debtor, the full purchase price must be paid on the working day following the auction (paragraph 93(2) of the TMS). The provisions of paragraph 156, General Note 1, of the Code of enforcement shall apply to the acquisition of immovable property by means of a loan. The bailiff must be informed, prior to the auction, of his rights in the property sold, if they have not yet been communicated to the bailiff, and must give reasons for those rights at the request of the bailiff. 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. Rights not entered at the time of entry in the land register to be communicated to the bailiff before the auction and to give reasons at the request of the collector. It shall be prohibited for the debtor or a third party to destroy, dismantle or otherwise remove from the immovable property the inheritances attached to the immovable property. (essential parts of an immovable property which are permanently connected to it and which cannot be removed without damaging the immovable property. For example, integrated sanitary facilities, kitchen furniture, heating installations, doors, windows, etc.). Under paragraph 308(1) of the Criminal Code, the unauthorised use or disposal by the person to whom the assets have been deposited of the assets in custody is punishable by a fine or a term of imprisonment of up to one year, by a civil action, a public claim, enforcement proceedings, confiscation, a fine, a financial penalty, a financial penalty, a financial penalty or a legal expenses allowance. [RT I, 06.01.2016, 5 - entry into force 01.01.2017] bailiff requires the holder to submit documents encumbering the immovable before the auction (including rental contracts, building plan, subscription contracts and other documents relating to ownership of apartments). Pursuant to General Note 1(3) to paragraph 153 of the TMS, the association must, before the auction, provide the bailiff with additional proof of the amount of the claim relating to ownership of the apartment which has become due after the application for enforcement or the certificate referred to in General Note 1(4) to paragraph 149 of the TMS has been submitted, but before the auction takes place. Under paragraph 72(1) and (2) of the Law on the co-ownership of apartments, if, before the entry into force of that law, the ownership of the apartments is encumbered with a mortgage, the amount of the pledge rights of the co-ownership of the apartments is, until the expiry of the mortgage, five per cent of the proceeds to be distributed in the enforcement proceedings, but not more than the amount referred to in paragraph 44(3) of that law. If the amount of the pledge rights of the apartment association is less than the amount specified in subsection 44 (3) of this Act, the provisions relating to the first-ranking mortgage

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 has 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

The owner is required by the bailiff to grant applicants access to the ownership of the apartment from 17.02.2023.a from 17.00 to 18.00, so that the owner must grant access to the apartment at the time.

Proceeding no: 167/2017/807

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