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Notice of auction of immovable property in enforcement proceedings

Public from: 02.06.2023

Public until: until the closure of the enforcement procedure

Kohtutäitur Kristiina Feinman 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:

Oleg Poltavets (personal identification No 37001270344), Svetlana Poltavets (personal identification No 47411200280) 1/2 co-ownership, and Aleksandr Laikov (personal identification No 38405230230), Kristina Laykova (national identification No 48504120249 of the Republic of Estonia) 1/2 co-ownership of an immovable property entered in the registry of the Land Court of Tartu, Land Registry Division No 2348501, Kristina Laykova (territorial property No 8603:2086 of the village of Harpotage, No. 135 135 Area of the property 595,0 m2.

Additional information: a new garden is installed around the property. A green area in the back of the house. 4 cars can be parked on the property. 1 FLOOR: room/kitchen, front/corridor, 1 bathroom with sauna, guests WC, 2 bedroom, roof, technical room/pledge space, steel 7 m2. The fuel on the first floor is a wood boiler and a roof. 2 ND FLOOR: (separate entrance), bedroom/kitchen, front/corridor on 1 floor, staircase, front/corridor on 2 floor, 1 dwelling and WC, 4 bedroom, place/WC/guard room, 10.3 m2 of clothes. The second floor has electric heating. The plant does not hold a licence.

Parking free of charge, packages, car park, electricity, public transport, place of pledge, TV. Communications and security: Internet, telephone, cable TV, surveillance system installed, neighbour guard, enclosures. Surrounding area: near the sea, near the forest, surrounding private houses, roads in good condition, adjoining neighbours.

Section III of the register part of the property is entered in favour of the bailiff Kristiina Feinman (identification number 47511180212), Oleg Poltavets (identification number 37001270344), in order to prohibit the disposal of the property.

Section IV of the register part of a property contains the following entries:

- a mortgage in the amount of EEK 300 000.00 with incidental claims of EEK 75 000.00 at an interest rate of 16 per cent in favour of DNB Bank (registry code 11315936). The individual owner of the property is obliged to submit to immediate enforcement in order to satisfy the claim secured by the mortgage. The mortgage encumbered the co-ownership of the joint owners Oleg Poltavets ' and Svetlana Poltavets ' and the co-ownership of the joint owners Aleksandr Laikov ' and Kristina Laikova '.
- a mortgage in the amount of EEK 3 220 000 .00 in favour of DNB Bank (registry code 11315936). The individual owner of the property is obliged to submit to immediate enforcement in order to satisfy the claim secured by the mortgage. The mortgage co-owns the co-ownership of Oleg Poltavets ' I and Svetlana Poltavets ' I and the co-ownership of Aleksandr Laikov ' and Kristina Laikova '.

The prohibition shall be deleted after the sale of the immovable property at auction. The bank loan will be returned from the auction result..

Opening price: 260 000 EUR(s). (in addition, stamp duty on change of owner's registration).

Proprietor: Aleksandr Laikov (national identification 38405230230); Kristina Laikova (national identification 48504120249); Oleg Poltavets (national identification 37001270344); Svetlana Poltavets

(national identification 47411200280) .

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=74725> and to pay a deposit of EUR 5 000 into Kristiina Feinman's account No EE531010011752023220 (SEB Bank AS). Payment explanation: 'Guarantee cash 26.06.2023 15:00 for participation in auctions ID74725. Real estate: Tallinn, Pojengi tee 69, Tallinn, Harju County'. The deposit shall be deemed to have been settled when it is received. The deposit must be received no later than 26.06.2023 at 15.00. 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 02.06.2023 at 15:00 and ends on 26.06.2023 at 15:00.

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 26.06.2023 at 16:00 and ends on 03.07.2023 at 16:00. The interval for the prolonged end is 3 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 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

Access to the immovable property with the prior agreement of the bailiff up to the auction to the beginning.

Info: 56925408 or e-mail: evelyn.esing@taitur.net

Proceeding no: 034/2022/2010, 034/2022/2011

Kohtutäitur Kristiina Feinman

Pärnu mnt 10 Tallinn 10148

Phone: 6129155

E-mail: kristiina.feinman@taitur.net

Publisher's contacts

esindaja EVELYN ESING

Phone: 6129155

E-mail: evelyn.esing@taitur.net

Announcement number 2081054