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Notice of auction of immovable property in enforcement proceedings

Public from: 10.08.2023

Public until: until the closure of the enforcement procedure

Kohtutäitur Elin Vilippus 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 the Chamber of bailiffs and bankruptcy administrators electronic auction:

Unbuilt immovable located on Seedri road 1, village of Vaela, Kiili Rural Municipality

The immovable is entered in the register part of the land registry department of Tartu County Court No 15275150 (cadastral code 30401:001:2032) 100% residential land, Harju County, Kiili Parish, Vaela village, Seedri Road 1.

Area of immovable 5277 m2.

Unbuilt immovable.

The property is encumbered by the rights identified by third parties together with their rankings and other restrictions on immovable property ownership:

section I - real servitude (road servitudes) has been entered for the benefit of each owner of the property on properties Nos: 15275050, 6818002 and 15275050.

Section III entry 1 - prohibition notation to prohibit disposal of immovable property.

Section IV entry No 1 - mortgage in the amount of EUR 80 000,00 in favour of Tristan T. (personal identification code 5040420 xxxx), a notional part of Evelin Talts (personal identification code 47705180343). The actual owner of registered immovable is required to submit to immediate enforcement in order to satisfy a claim secured by a mortgage.

An auction is conducted to satisfy a claim for termination of common ownership and is not related to a debt proceeding. A prohibition notation encumbering an immovable shall be deleted after a successful auction.

A mortgage encumbering the notional part of an immovable remains encumbered with the immovable after a successful auction!!!

Pursuant to subsection 346 (1) of the Law of property Act, a claim, interest (including default interest) up to three years before the sale of the immovable in enforcement proceedings, as well as the costs of collection of the debt, including the costs of enforcement proceedings and the fees of the executor and the insurance premiums paid by the mortgagee for the owner of the immovable, are secured to the extent of the mortgage amount..

Opening price: 142 000 EUR(s). With mortgage!!!.

Proprietor: Evelin Talts (national identification 47705180343); Madegar OÜ (registry code: [10398660](#)) .

To participate in an auction, you must register in the auction environment on the asset page specified in this notice with a permanent link to: <https://www.oksjonikeskus.ee/oksjon/view/?okid=76083> and to pay a deposit of EUR 5 000 to Elin Vilippus current account No EE321010011610228222 (SEB). Payment

statement: 'Guarantee money 5.09.2023 12:00 for participation in auction ID76083. Real estate: Seedri Road 1, Kiili Parish, Harju County.' A deposit shall be deemed to have been paid as of the moment of receipt thereof. The deposit must have been received no later than 05.09.2023 at 12:00. Subsequent receipts will not be counted. The deposit paid by the buyer shall be included in the purchase price and returned to the other participants in the auction on the working day following the day of the auction.

Registration in the auction begin on 11.08.2023 at 10:00 and ends on 05.09.2023 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 paid and the person may participate in the auction as a bidder.

The auction starts on 05.09.2023 at 14:00 and ends on 12.09.2023 at 14:00. The interval for the prolonged end is 5 minute(s).

The bid step for auctions be 500 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

If you have any questions, please call the bailiff's office at 684 0624 or send a letter to the kinnisvara.vilippus@tatur.vilippus.ee or bailiff's assistant Sergei Volf 514 0382, sergei.volf@taturabi.vilippus.ee
Proceeding no: 022/2023/3688

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