

NB! Announcements in the english version are machine translated and may contain errors. Only notices in Estonian are authentic and have legal effect.

Notice of an auction for an immovable in enforcement proceedings

Public from: 03.09.2024

Public until: until the end of the enforcement procedure or the end of the validity of the sales advertisement, but no longer than 1 year

Kohtutäitur Sirje Tael publishes this announcement under [Subsection 2 of § 153 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 trustees in bankruptcy electronic auction:

The registered immovable has been entered in the register part of the land registry department of Tartu County Court No 5263503 (cadastral code 79514:002:0028), residential land 100%, Tartu County, Tartu City, Tartu City, lime tn 2c/6, area of residential land 100%, Tartu County, Tartu City, Tartu City, lime tn 2c/6.

The assets belonging to the debtor are encumbered by the rights identified by third parties together with their rankings and other restrictions on immovable property ownership:

1. In Section III, entry No 1: a prohibition on the disposal of immovable property in favour of Grete mark (personal identification code 49207032753), Sander Rikken (personal identification code 39207186813); and

2. In Section IV, entry No 1: Judicial mortgage (Case No 2-23-6117) of eur 20 000,00 jointly in favour of Sander Rikken (identification No 39207186813), Grete mark (identification No 49207032753).

An auction shall be held for the satisfaction of prohibited notations and claims secured by mortgages. A prohibition notation and mortgage encumbering an immovable shall be deleted after a successful auction.

Opening price: 8 858 EUR(s) .

Proprietor: Lubja Kodu OÜ (registry code: [12729019](#)) .

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=84774> and to pay the deposit of EUR 885 to Sirje Tael's current account No. EE392200221053013438 (Swedbank). Payment statement: 'Deposit 23.09.2024 10:30 for participation in auction ID84774. Real estate: Tartu city, lime tn 2c/6, Tartu city, Tartu 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 23.09.2024 at 10:30 a.m. 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 04.09.2024 at 10:30 and ends on 23.09.2024 at 10:30.

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 23.09.2024 at 10:30 and ends on 01.10.2024 at 10:00. The interval for the

prolonged end is 10 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

Please contact bailiff 56503342, sirje@stael.ee, for further information about the object and to familiarize yourself with it. Examination of an immovable shall take place upon prior registration by agreement with a bailiff. The actual condition of the property and possible deficiencies are unknown to the bailiff. A review of the property by specialists has not been carried out. Upon sale of a thing in enforcement proceedings, a bailiff or a debtor shall not be liable for the deficiencies of the thing sold. In the event of problems with the auctioning process, please:

address the Chamber of bailiffs and trustees in bankruptcy: Rose mutt 8b, 10119 Tallinn, e-post:info@oksjonikeskus.ee, phone 6463773

Proceeding no: 193/2023/612

Kohtutäitur Sirje Tael
Jaama 76, 50605 tartu
Phone: 7401551
E-mail: taitur@stael.ee

Publisher's contacts
Pankrotihaldur / likvideerija SIRJE Tael
Phone: 7401551
E-mail: sirje@stael.ee

Announcement number 2343498