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## Notice of an auction for an immovable in enforcement proceedings

Public from: 04.09.2024

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 Raigo Pärs 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:

Register Part No 1286109 of the land registry department of Tartu County Court.

Cadastral code 51102:001:0061.

Intended purpose and location:

100% residential land, Ida-Viru County, Narva City, Narva City, Heroes Prospectus 4. The area is inaccurate.

Area 5008 m2.

375/40057 a meaningful part of the immovable property and dwelling No 86 of the object of special ownership, the total area of which is 37,50 m2 and the designation of which in the plan is 86. Other apartment properties of the same property No 1277809, 1277909, 1278009, 1278109, 1278209, 1278309, 1278409, 1278509, 1278609, 1278709, 1278809, 1278909, 1279009, 1279109, 1279209, 1279309, 1279409, 1279509, 128080809, 128090909, 1280309, 1280409, 1280409, 1280409, 12809090909, 12809 1281109, 1281209, 1281309, 1281409, 1281509, 1281609, 1281709, 1281809, 1281909, 1282009, 1282109, 1282209, 1282309, 1282409, 1282509, 1282609, 1282709, 1282809, 1282909, 1283009, 1283109, 1283209, 1283309, 1283409, 1283509, 1283609, 1283709, 1283809, 1283909, 1284009, 1284109, 1284209, 1284309, 1284409, 1284509, 1284609, 1284709, 1284809, 1284909, 1285009, 1285109, 1285209, 1285309, 1285409, 1285509, 1285609, 1285709, 1285809, 1285909, 1286009, 1286209, 1286309, 1286409, 1286509, 1286609, 1286709. Special ownership was created in accordance with the Special ownership Agreement of 20.11.2002 and the building distribution plan which forms part thereof.

2-room central-heated apartment with dwelling surface of 37.50 m2, IV floor..

Opening price: 24 500 EUR(s) .

Proprietor: ANNA MALTSEVA (national identification 47810103730) .

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=84822> and to pay a deposit of EUR 2 450 to Raigo Persi's current account No. EE222200221016565994 (Swedbank). Payment statement: 'Deposit 29.09.2024 23:59 for participation in auction ID84822. Real estate: Heroes Prospectus 4, Narva City, Ida-Viru 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 29.09.2024 at 23:59. 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 18:00 and ends on 29.09.2024 at 23:59.

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 30.09.2024 at 09:00 and ends on 07.10.2024 at 09:00. The interval for the prolonged end is 2 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 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

The examination of the apartment shall be carried out by pre-registration or at another pre-agreed time at the location of the apartment.

Familiarization with the apartment and additional information:

Raigo Persian, phone 511 7900, Email [raigo.pars@taitur.just.ee](mailto:raigo.pars@taitur.just.ee)

Personal right of use jointly in favour of Anna Petrova (personal identification code 43801273733), Grigorii Petrov (personal identification code 33502033710). Proof of the death of the entitled person is sufficient to extinguish the right of use.

8.11.2010 registered on the basis of a registration application 10.11.2010. Assistant judge Ülle Juhanson

A prohibition notation prohibiting the disposal of an immovable in favour of the Association of Estonian Energy workers' unions (registry code 80096907).

A court mortgage in the amount of 24,500,00 euros jointly in favour of the Estonian Energy workers' Union (registry code 80096907), Energy services Union (registry code 80097893).

16.12.2019 registered on the basis of a court ruling 17.01.2020. Assistant judge Eha Soots

A notation on prohibition on disposing of property and a court mortgage shall be deleted after a successful auction.

The personal right of use established for apartment ownership shall remain valid!

Proceeding no: 158/2024/101

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