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

Public from: 13.09.2024

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 Tatjana Afanasieva 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:

apartment ownership entered in land register part No 2379107 which constitutes a meaningful part of 357/16550 registered immovable with cadastral code 32214:004:0150 shall be located at: Ida-Viru County, Kohtla-Järve town, Järve district, lake village road 65a-17 with a total area of 35.7 m2.

the 2-room apartment is located on the 1<sup>st</sup> floor of a four-story brick house (1948 b.c.).

House Energy Label: No data.

The house is organised in Kohtla-Järve town, a lake village road 65a apartment association (80428137). An apartment association has the right of security over apartment ownership in order to ensure claims arising from apartment ownership. The provisions of the acts concerning mortgages ranked first apply to the right of security of apartment associations (basis: § 44 of the apartment ownership and apartment associations Act).

The apartment property is prohibited from being disposed of by a notation in favour of bailiff Tatjana Afanasieva, which is to be extinguished in the event of the sale of the property.

A mortgage entered in the fourth division of the register part in THE amount of 10,000.00 euros in favour OF OÜ S & S (registry code 11508411) shall be deleted from the land register after the successful auction of THE apartment ownership in connection with the exercise of the right of security of THE KU (basis: subsection 44 (2) of THE KrtS, subsection 158 (3) of THE TMS, subsection 160 (1) of THE TMS).

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Opening price: 1 800 EUR(s). The sale price shall be supplemented by an obligation to pay the state fee for the exchange of the owner..

Proprietor: OÜ JAKEBEN (registry code: [14541863](#)) .

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=85040> and to pay a deposit of eur 180 to Tatjana Afanasieva's current account No EE081010011728369222 (SEB). Payment statement: "collateral 14.10.2024 16:00 for participating in auction ID85040. Real estate: Lake district, lake village road 65a, Kohtla-Järve town, Ida-Viru land. '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 14.10.2024 at 16:00. 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 16.09.2024 at 10:00 and ends on 14.10.2024 at 16:00.

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 15.10.2024 at 10:00 and ends on 22.10.2024 at 10:00. The interval for the prolonged end is 10 minute(s).

The bid step for auctions be 100 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

The debts of an apartment association shall not be transferred to a new owner in enforcement proceedings upon acquisition of assets.

To obtain further information about the object and to familiarize yourself with it, please contact the bailiff's office beforehand: tel. 3540020 (Office open/phone calls answered: E, N 13:00-17:00 and T, K, R 8:00-12:00) or email [tatjana.afanasieva@taitur.net](mailto:tatjana.afanasieva@taitur.net)

Proceeding no: 197/2023/1485

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