

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: 18.09.2024

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 Risto Sepp 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 object of the auction is a registered immovable registered under registration No 2389001 of the land registry department of Tartu County Court at the address Harju County, Tallinn, city district of the city centre, Kentmann tn 11a. (cadastral indicator No 78401:105:0240, residential land 100%) 550/6892, a meaningful share of the registered immovable and dwelling No 4 of the object of the special ownership, the total area of which is 55.00 m2 and the designation of which is in plan 4. Other apartment ownerships of the same immovable property No 2388701, No 2388801, No 2388901, No 2389101, No 2389201, No 2389301, No 2389401, No 2389501, No 2389601, No 2389701. Special use right for parking space No 4.

COU & partners OÜ (registry code 14498587) is entered as owner in Section II.

A prohibition notation is entered under entry 1 of Division III to prohibit the disposal of immovable property in enforcement case No 027/2022/4959 Tallinn, Kentmann tn 11a apartment association (registry code 80028128), in favour of bailiff Risto Sepp.

There are no entries in Section IV.

The dwelling is 2-room (area of the building area 55.00 m2), located on the 2 nd floor of the 4-storey dwelling.

RIGHTS TO BE DELETED, LIABILITY FOR DEFICIENCIES, RISK:

An auction shall be conducted for the satisfaction of the claim of the claimant and a prohibition notation shall be deleted after the sale of the immovable at the auction.

OKAY! The winner of the auction acquires the property in the condition it is in and the bailiff does not give the acquirer any assurances or guarantees regarding the property or its documentation and is not responsible for any deficiencies in the documentation. An immovable is not in the direct possession of a bailiff and a bailiff does not organise the transfer of possession to a new owner. Upon transfer of apartment ownership in enforcement proceedings pursuant to subsection 43 (2) of the apartment ownership and apartment associations Act which entered into force on 01.01.2018, the acquirer shall not be liable to the apartment association for the obligations of the transferor arising from the apartment ownership which have become chargeable.

.

Opening price: 189 750 EUR(s). .

Proprietor: COU & Partners OÜ (registry code: [14498587](#)) .

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=85135> and pay a deposit of 5,000 euros to bailiff Risto Sepp's current account No. EE557700771001560001 (LHV Bank). Payment statement: "Deposit 15.10.2024 12:15 for participating in auction ID85135. Real estate: Tallinn, Kentmann tn 11a, Tallinn, 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 15.10.2024 at 12:15 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 18.09.2024 at 12:15 and ends on 15.10.2024 at 12:15.

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 13:15 and ends on 22.10.2024 at 13:15. The interval for the prolonged end is 5 minute(s).

The bid step for auctions be 1 000 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

bretely.jaatma@taitur.net

Proceeding no: 027/2022/4959

Kohtutäitur Risto Sepp

Pärnu mnt 10 Tallinn 10148

Phone: 6129155

E-mail: buroo.sepp@taitur.net

Publisher's contacts

assistent BRETELY JÄÄTMA

Phone: 6129155

E-mail: bretely.jaatma@taitur.net

Announcement number 2361746