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

Public from: 30.10.2024

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 Tarvi Söömer 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 bankruptcy administrators electronic auction:

Finton Group OÜ (registry code 16126192) registered immovable Kõrgessaare cordon, registry part number 646133, Kõrgessaare borough, Hiiumaa Rural Municipality, Hiiu County.

valid entries in the e-Land Register:

### Section I - COMPOSITION OF IMMOVABLE PROPERTY

Cadastral code 39201:004:0051. Intended purpose and location 100% national defence area, Hiiu County, Hiiumaa Parish, Hiiumaa borough, Kõrgessaare cordon. Area 30864,0 m2. Land cadastre data taken over on 31.12.2018.

### Section II - OWNER

Finton Group OÜ (registry code 16126192). 1.09.2022 registered on the basis of the registration application 15.09.2022. Assistant judge Helle Roosvalt.

### Section III - ENCUMBRANCES AND RESTRICTIONS

5. A prohibition notation to prohibit the disposal of an immovable in favour of the Republic of Estonia (tax and Customs Board (registry code 70000349)). 24.01.2024 Registered on the basis of a petition of the tax and Customs Board on 30.01.2024. Assistant judge Reet Kesküla.

6. Prohibition notation prohibiting disposal of immovable property in favour of NOEA-Europe OÜ (registry code 12821305). 30.07.2024 registered on the basis of a bailiff's application 19.08.2024. Assistant judge Kaire Kranich.

### Section IV - MORTGAGES

2. A mortgage of EUR 390 000,00 in favour of the Rio Marine Osaühing (registry code 10460853). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Entered 22.09.2022. 26.09.2023 amended on the basis of a registration application on 28.09.2023. Assistant judge Ave Karilaid

3. A judicial mortgage (Case No 2-23-16774) in the amount of EUR 45 360.00 in favour of NOEA-Europe OÜ (registry code 12821305). 28.11.2023 entered on the basis of a court ruling 22.12.2023. Assistant judge Kariina Orr

### Building register data

Buildings located on cadastral unit 39201:004:0051:

The building. Code of the register of construction works: 121270407. Type: building. Area under construction (m2): 472,5. Number of floors: 0. Type of property: immovable property. Status of the building: present.

The building is in need of repair (no doors and windows).

Upon the transfer of an immovable by auction, the prohibitions and ranking 3 mortgages entered in the land register shall be extinguished. A ranking 2 mortgage encumbering an immovable remains encumbering the immovable.

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Opening price: 105 000 EUR(s) .

Proprietor: Finton Group OÜ (registry code: [16126192](#)) .

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=86045> and to pay a deposit of EUR 10 500 to Tarvi Söömer's current account No. E371010010123694014 (SEB). Payment statement: "Guarantee money 11.12.2024 11:00 for participating in auction ID86045. Real estate: High Island cordon, Hiiumaa Rural Municipality, Hiiumaa 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 11.12.2024 at 11:00. 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 30.10.2024 at 15:00 and ends on 11.12.2024 at 11:00.

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 11.12.2024 at 15:00 and ends on 19.12.2024 at 15:00. 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

More details can be obtained from bailiff Tarvi Söömer's office Karja tn 17, Haapsalu; tel 473 3322; email [tarvi.soomer@tatur.just.ee](mailto:tarvi.soomer@tatur.just.ee)

Proceeding no: 133/2024/194

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Announcement number 2378069