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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 Natalja Malahhova 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:

Apartment ownership entered in the register part of the land registry department of Tartu County Court No 948607, with cadastral registration 32211:003:0015. 100% residential land, Ida-Viru County, Kohtla-Järve town, Järve district, forest Metsapargi tn 6-84, 1-room apartment, 3 rd floor, total area 31.20 m2.\n\nowner: Lidia Nartšenko (personal identification code 46403054915)\n\nSection III of the land register:\nDisclaimer to prohibit the disposal of immovable property in favour of bailiff Natalja Malahhova (personal identification code 46710292218). 20.03.2019 25.03.2019.\n\nThe acquirer is not liable as surety to the apartment association 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 01.01.2018 for the obligations of the transferor arising from the apartment ownership which have become collectible.\n\nAfter successful auction, the exclusion notation belongs to deletion.\n\nthe winner of the auction does not have to pay KÜ arrears in addition to the purchase price (basis KrtS § 43.44) .\n.

Opening price: 3 000 EUR(s) .

Proprietor: Lidia Nartšenko (national identification 46403054915) .

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=86058> and to pay a deposit of EUR 300 to Natalja Malahhova's current account No. E591010010140992016 (SEB). Payment statement: "Guarantee money 20.11.2024 17:00 for participating in auction ID86058. Real estate: Lake district, Metsapargi tn 6, Kohtla-Järve town, 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 20.11.2024 at 17:00. 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 17:50 and ends on 20.11.2024 at 17:00.

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 21.11.2024 at 10:00 and ends on 29.11.2024 at 09:50. The interval for the prolonged end is 5 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

An obligation has been imposed on the owner by a bailiff to allow the persons wishing to inspect the immovable 18.11.2024 at 17:00-18:00.

Proceeding no: 042/2022/603

Kohtutäitur Natalja Malahhova

Rakvere 17, 41533 Jõhvi

Phone: 3356868

E-mail: Natalja.Malahhova@taitur.just.ee

Publisher's contacts

Kohtutäitur NATALJA MALAHHOVA

Phone: 3356868

E-mail: Natalja.Malahhova@taitur.just.ee

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