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Notice of an auction for an immovable in bankruptcy proceedings

Public from: 11.11.2024

Public until: until the end of bankruptcy proceedings or the end of the validity of the sale announcement,
but no longer than 1 year

Sergei Tsõganov (national identification 36101302220) Administrator of estate Pankrotihaldur Kersti Kägi publishes this announcement under [Subsection 1 of § 136 of the Bankruptcy Act \(PankrS\) and subsection 2 of § 153 of the Code of Enforcement Procedure \(TMS\)](#).

The bankruptcy trustee, in the public electronic auction, sell <https://www.oksjonikeskus.ee> in the auction environment of the Chamber of bailiffs and bankruptcy administrators assets in bankruptcy:

Kersti Kägi, liquidator of the estate of Sergei Tsiganov, sells 271/15741 registered immovables in the bankruptcy estate of Sergei Tsõganov (personal identification code 36101302220) in [the](#) auction environment of the Chamber of Bailiffs and Bankrot administrators on the basis of § 136 of the Pankrot Act and § 84 of the Code of enforcement Procedure, and dwelling No 13 as a real part with a total area of 27,1 m² and a designation on Plan 13, located in New Uus tn 9-13, town of Kohtla-Järve, district of Lake, Lääne, Ida-28,922-283-2835, Vircataria, Vircatastroph. The exercise of common ownership is restricted to apartment ownerships No. 2287907, 2288007, 2288107, 2288207, 2288307, 2288407, 2288507, 2288607, 2288707, 2288807, 2288907, 2289807, 229007, 2290007, 2289307, 2290107, 2290207, 2290297, 2290297, 22929 0297, 2290297, 22929 0297. Otherwise, the object of apartment ownership is determined by a registration application of 20.03.2006. The apartment is 1-room, located on the 4-story residential building, on the IV floor, in the extreme stairwell. The house was built in 1961. Area under construction 535 m², suletud netopind 2082.0 m². No heating system. The apartment is not in use. A person wishing to participate in an auction can examine the information concerning the construction work and documents related to the construction work in the register of construction works at the address www.ehr.ee. The city of Kohtla-Järve has been entered as owner in Division II, ranking 3 of the land register. There are no valid entries in Division III of the land register. There are no valid entries in Division IV of the land register. Pursuant to § 43 of the apartment ownership and apartment associations Act: The liability of the acquirer of apartment ownership (1) upon transfer of apartment ownership, the rights and obligations of the apartment owner shall transfer to the acquirer as of the moment of transfer of ownership. (2) upon transfer of apartment ownership, except in enforcement and bankruptcy proceedings, the acquirer is liable to the apartment association as surety for the obligations arising from the transferor's apartment ownership which have become chargeable. The liability of the acquirer is limited to the value of apartment ownership. Therefore, any debt owed to KU will not be transferred to the new owner if the apartment is disposed of in bankruptcy proceedings. After a successful auction on the basis of § 139 of the Pankrs, all rights encumbering the registered immovable shall expire and shall be deleted on the basis of a petition of the trustee. A trustee in bankruptcy does not organise the transfer of assets to the winner of the auction (new owner). By participating in an auction, it is deemed that the participant in the auction is aware and confirmed that he or she has thoroughly reviewed the assets to be auctioned, used, if necessary, the assistance of specialists in the respective specialty to assess the condition of the assets to be auctioned and has received a full overview of the condition of the assets to be auctioned and he or she is aware that the trustee in bankruptcy has ruled out his or her liability for any deficiencies (incl. hidden) and the participant in the auction waives any claim for reduction of the sale price or compensation for damage and agrees to the terms of the auction. A person wishing to participate in the auction OF a DEPOSIT SHALL pay a deposit the amount of which is 10% of the initial price and which must have been received from the professional account of trustee in bankruptcy Kersti Kägi No. EE692200221089193995 Swedbank AS. A deposit is deemed to have been paid as of the moment of its receipt and receipts and duly executed payment orders after the required

term are not taken into account. The deposit paid by the winner of the auction shall be included in the purchase price and returned to the other participants on the day following the day of termination of the auction. THE PERSON offering THE HIGHEST purchase price FOR the PROPERTY shall be declared the winner of the offer and THE objections. A trustee in bankruptcy has the right to reject the submitted offer in the cases provided for in § 89 of the Code of enforcement Procedure. If the best tenderer has transferred the rights of the purchaser to another person and that person also assumes the obligations arising from the best offer, applications to that effect shall be submitted to the trustee within the term for payment of the purchase price. A participant shall be notified of the acceptance of the offer as the best on the working day following the day of the auction in the auction environment. In exceptional cases, the trustee may postpone notification for up to seven days. The trustee shall promptly notify the participants in the auction of the postponement. The persons participating in the auction may object to the conduct of the auction within a working day following the day on which the auction ended. The provisions of subsections 92 (2) and (3) of the Code of enforcement Procedure apply to the objections submitted and the consequences of failure to submit objections. An auction report shall be prepared by the trustee after the expiry of the term for submission of objections. CONDITIONS for PAYMENT OF the PURCHASE PRICE THE winner of the electronic auction shall pay the purchase price on the working day following the day of termination of the auction in the manner provided for in subsection 93 (3) of the TMS. If the purchase price exceeds 12,700 euros, 1/10 of the purchase price must be paid immediately, the remaining price must be paid within 15 days. If the winner of the auction fails to pay the purchase price within the term, the auction shall be deemed to have failed and the security paid by the winner of the auction shall not be returned. PAYMENT OF THE PURCHASE PRICE by LOAN If the purchaser wishes to acquire the assets by means of a loan issued by the credit institution, the purchaser shall notify the trustee thereof immediately after declaring the offer of the trustee to be the best. Notification shall be deemed to be immediate notification on the day on which the tender is declared to be the best. Upon payment of the purchase price by the loan, neither 1/10 of the purchase price provided for in § 93 of the TMS nor the obligation to pay the purchase price immediately apply to the buyer. The buyer undertakes to pay the entire purchase price or ensure fulfilment of the obligation to pay the purchase price by the credit institution within 15 days as of the day following the day on which the best offer is declared. THE RIGHTS OF A THIRD PARTY to persons who have rights in the thing sold shall inform the trustee thereof in due time and state the reasons therefor. Persons who have rights hindering the auction can suspend the auction on the basis of a court decision. LAND REGISTER ENTRIES ownership of AN immovable acquired by auction arises by making an entry in the land register on the basis of an auction act. The trustee does not organise the transfer of possession to the new owner. Upon acquisition of property in joint or co-ownership, it is necessary to submit to the trustee the consent signed by the spouse or co-owner on the day following the day of termination of the auction. Unless otherwise provided by law, a trustee shall submit to the land registry department a copy of the auction report and applications for entry in the land register as owner and for deletion of prohibition notations and extinguishing rights after receipt of the entire purchase price. A copy of an act of auction forwarded by a trustee and an application shall be deemed to be an application submitted by the buyer and the mortgagee. The acquirer shall pay the state fee to the extent provided for in the State fees Act. The exact amount of the state fee and further instructions shall be communicated to the winner of the auction by means of an auction act. THE TRANSFER OF THE RISK OF ACCIDENTAL DESTRUCTION OF A THING AND THE LIABILITY FOR THE DEFECTS of the THING the risk of accidental destruction of an immovable sold at auction and property forming part thereof passes to the purchaser by declaring the offer to be the best. From the moment the offer is declared to be the best, the buyer will bear all the costs and burdens and will receive all the benefits. The trustee shall not be liable for any deficiencies in the transferred thing. The winner of the auction acquires the property in the condition it is and the administrator does not give any assurances or guarantees to the acquirer regarding the property or its documentation and is not responsible for any deficiencies in the documentation of that property..

Opening price: 1 440 EUR(s). .

Proprietor: Sergei Tsõganov (national identification 36101302220) ; dead 25.04.2023.

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=86249> and to pay a security deposit of 144 euros to Kersti Käge's professional account account No. EE692200221089193995 (Swedbank AS). Payment statement: "Guarantee money 25.11.2024 17:00 for participating in auction ID86249. Real estate: New 9-13, 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 25.11.2024 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 11.11.2024 at 18:00 and ends on 25.11.2024 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 26.11.2024 at 09:00 and ends on 03.12.2024 at 17:00. The interval for the prolongedend 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 bankruptcy trustee of his or him rights to the thing to be sold if it have not yet been notified to the bankruptcy trustee, and the reasons for those rights should be given at the request of the bankruptcy trustee.

EXAMINATION OF THE ASSETS. ADDITIONAL INFO

Additional information from the trustee in bankruptcy by e-mail to kersti.kagi@roedl.com. Agreeing on the time of examination of the assets on Tel +3725652334.

Proceeding no: 2-23-16263

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