

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: 18.11.2024

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 Rocki Albert 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 located in Altserve tn 10-29, Ahtme district, Kohtla-Järve city, Ida-Viru county, entered in the register part of the land registry department of Tartu County Court 1291007, cadastral indicator 32205:002:0018, apartment ownership is the legal share of 386/13382 immovable property and dwelling No 29 as an object of special ownership, the total area of which is 38.60 m<sup>2</sup> and the designation of which in the plan is 29.

Encumbrances in the land register: prohibition notation to prohibit disposal of immovable in favour of bailiff Rocki Albert, YARD Rental OÜ (registry code 16020217). A prohibition notation shall be deleted from the land register after the sale of the property by auction.

Additional information: 2-room apartment on the 4 th floor of the residential building, total apartment area 38.60 m<sup>2</sup>.

Opening price: 7 500 EUR(s).

Proprietor: Alfabuild OÜ (registry code: [14531528](#)).

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=86367> and to pay a deposit of EUR 750 to Rocki Albert current account No. E631010010320236013 (SEB). Payment statement: "Guarantee money 9.12.2024 15:00 for participating in auction ID86367. Real estate: Ahtme district, Altserve tn 10, 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 09.12.2024 at 15:00. 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 18.11.2024 at 15:00 and ends on 09.12.2024 at 15:00.

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 09.12.2024 at 15:30 and ends on 17.12.2024 at 12:00. The interval for the prolonged end is 1 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

Access to the immovable shall take place at a pre-agreed time at the location of the immovable.

Contact of bailiff's office Jana Jõesalu, phone 4429972 or 4424031, email [buroo.albert@taitur.net](mailto:buroo.albert@taitur.net) or [jana.joesalu@taitur.net](mailto:jana.joesalu@taitur.net).

Proceeding no: 176/2024/1850

Kohtutäitur Rocki Albert

Uus 1/1, 80011 Pärnu

Phone: 4429972

E-mail: [buroo.albert@taitur.net](mailto:buroo.albert@taitur.net)

Publisher's contacts

esindaja JANA JÕESALU

Phone: 4424031

E-mail: [jana.joesalu@taitur.net](mailto:jana.joesalu@taitur.net)

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