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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:

Registered in the register part 3939834 of the land registry department of Saaremaa Rural Municipality Court, Saare County indicator 80701:003:0432, land of public buildings 100%, with a surface area of 5837 m².

Encumbrances in the land register:

Personal right of use in favour of the Eesti Lairiba Arenduse Sihtasutus (registry code 90010094) has been entered in section III under entry 1. Free and unlimited personal right of use for the ownership, construction, repair, maintenance, use and liquidation of the electronic communications network in accordance with clauses 3.1, 3.3 to 3.5 and 4 of the contract concluded on 26.04.2012 and Plan 1 annexed to the contract. The personal right of use shall not be deleted from the land register after the sale of the property by auction.

A notation concerning prohibition on the disposal of immovable property IS entered in section III under entry 3 in favour of the private limited COMPANY real ESTATE AGENCY's NEW LAND (registry code 10307231), bailiff Rocki Albert. A prohibition notation shall be deleted from the land register after the sale of the property by auction.

A mortgage in the amount of EUR 100 000.00 for Nordic Hypo AS (registry code 11881110) has been entered in section IV under entry 1. The mortgage is encumbered with a pledge in favour of AS LHV Pank (registry code 10539549).

A mortgage in the amount of EUR 20 000.00 for Nordic Hypo AS (registry code 11881110) has been entered in section IV under entry 2. The mortgage is encumbered with a pledge in favour of AS LHV Pank (registry code 10539549).

A mortgage in the amount of EUR 31 000.00 for Nordic Hypo AS (registry code 11881110) has been entered in section IV under entry 3.

Mortgages entered in Section IV IN favour of Nordic Hypo AS (registry code 11881110) SHALL NOT BE DELETED FROM the land register after the sale of the property by auction.

More information on the amount of the claim secured by mortgages can be obtained from the bailiff's office.

Additional information: According to the Register of Construction works, one floor boarding house is located on the property, the area under construction is 318.0 m². The information in the register of construction works does not correspond to the reality (basis: assessment report drawn up in 2021).

It is a former boarding house built in 1972, converted into a hostel in 2017. The building is used as a property (eight rooms, three showers with toilets, technical room, hallway and office and two hallways).

According to the Register of Construction works, the building has a type of thermal supply - local heating. In reality, in addition to local heating (oven heating, electric heating), there is local central heating.

According to the Register of Construction works, there is no water and sewerage in the building, but in

reality the building has a local water supply (in-area well) and a soaking ground with biopulmonents. According to the Register of Construction works, the roof covering of the building is Eternite, but in reality the trapezoidal profile is a stain roof.

According to the representative of the debtor, the exterior cladding of the building needs to be replaced.

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Opening price: 40 000 EUR(s). Mortgages in favour of Nordic Hypo AS set out in Section IV of the Land Register shall remain valid..

Proprietor: Üheksavara OÜ (registry code: [12934541](#)) .

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=86381> and to pay a deposit of EUR 4 000 to Rocki Albert current account No. E631010010320236013 (SEB). Payment statement: "Guarantee money 10.12.2024 10:30 for participating in auction ID86381. Real estate: Kukulinnu, Saaremaa Rural Municipality, Saare 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 10.12.2024 at 10:30 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 19.11.2024 at 09:00 and ends on 10.12.2024 at 10:00.

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 10.12.2024 at 11:00 and ends on 18.12.2024 at 11:00. 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 him 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 or jana.joesalu@taitur.net.

Proceeding no: 176/2022/1337

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