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Notice of an auction for an immovable in enforcement proceedings

Public from: 27.11.2024

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 Risto Sepp 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:

The object of the auction is the registered immovable registered under registration No 150707 of the land registry department of Tartu County Court at Ida-Viru County, Kohtla-Järve town, Järve district, Pärna tn 35. (32212:001:0004, 100% residential land) 566/39602 a meaningful share of the immovable property and dwelling No 65 of the object of special ownership with a total area of 56,60 m2. Other apartment ownerships of the same immovable No 144307, 144407, 144507, 144607, 144707, 144807, 144907, 145007, 145107, 145207, 145307, 145407, 145507, 146607, 146707, 146807, 146907, 146007, 146207, 147147307, 147407, 147407, 147307 147607, 147707, 147807, 147907, 148007, 148107, 148207, 148307, 148407, 148507, 148607, 148707, 148807, 148907, 149007, 149107, 149207, 149307, 149407, 149507, 149607, 149707, 149807, 149907, 150007, 150107, 150207, 150307, 150407, 150507, 150607, 150807, 150907, 151007, 151107, 151207, 151307, 151407, 151507, 151607, 151707, 151807, 151907, 152007, 152107, 152207, 152307, 152407, 152507, 152607, 152707.

As owner in Section II, Rose Vysotskaya is entered (personal identification code 48507040141)

A prohibition notation is entered under entry 6 of Section III to prohibit the disposal of immovable property in favour of bailiff Risto Sepp (personal identification code 37612110236), AARE AUTOPOOD OÜ (registry code 12552153).

A mortgage in the amount of EUR 1 950.00 in favour of the Kohtla-Järve town, Pärna tn 35 apartment association (registry code 80008642) has been entered under entry 1 of Section IV. Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage.

OKAY! The claim secured by the mortgage is satisfied (the loan balance is zero).

The dwelling is 3 rooms (area of the building area 56.60 m2), located on the 4 th floor of the 5-storey dwelling.

RIGHTS TO BE DELETED, LIABILITY FOR DEFICIENCIES, RISK:

An auction shall be conducted for the satisfaction of the claim of the claimant and a prohibition notation shall be deleted after the sale of the immovable at the auction.

OKAY! The mortgage transaction will not be deleted. The buyer can demand deletion of the entry separately in the city of Kohtla-Järve, the mortgagee, by agreeing with the apartment association of Pärna tn 35 and by paying the corresponding state fee.

OKAY! The winner of the auction acquires the property in the condition it is in and the bailiff does not give the acquirer any assurances or guarantees regarding the property or its documentation and is not

responsible for any deficiencies in the documentation. An immovable is not in the direct possession of a bailiff and a bailiff does not organise the transfer of possession to a new owner. 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 on 01.01.2018, the acquirer shall not be liable to the apartment association for the obligations of the transferor arising from the apartment ownership which have become chargeable.

Opening price: 14 885,80 EUR(s) .

Proprietor: Rose Vysotskaya (national identification 48507040141) .

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=86557> and pay a deposit of 500 euros to kohtutäitur Risto Sepp's current account No. EE557700771001560001 (LHV Bank). Payment statement: "Guarantee money 30.12.2024 11:05 for participating in auction ID86557. Real estate: Lake district, Pärna tn 35, 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 30.12.2024 at 11:05 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 27.11.2024 at 11:05 and ends on 30.12.2024 at 11:05.

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 30.12.2024 at 12:05 and ends on 07.01.2025 at 12:05. The interval for the prolonged end is 5 minute(s).

The bid step for auctions be 200 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

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Proceeding no: 027/2024/3514

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