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Notice of an auction for an immovable in enforcement proceedings

Public from: 28.11.2024

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 3893402 of the land registry department of Tartu County Court at the address Harju County, Lääne-Harju Rural Municipality, Paldiski City, Kivi tn 14a (cadastral code No 58001:002:0016, production land 100%), area 2724 m².

OÜ Töökivi (registry code 11365294) has been entered as owner in Division II.

A prohibition notation is entered under entry No 6 of Division III to prohibit the disposal of immovable property in favour of the Republic of Estonia (tax and Customs Board (registry code 70000349)).

Entry No 7 in Section III contains a prohibition clause prohibiting the disposal of immovable property in favour of UAB SME capital 3 (registry code 305228886).

A mortgage of EUR 105 000,00 in respect of UAB SME capital 3 (registry code 305228886) 2/3, UAB SME Bank (registry code 305223469) 1/3 has been entered under entry No 1 in 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.

A mortgage of EUR 112 500,00 for UAB SME capital 3 (registry code 305228886) 2/3, UAB SME Bank (registry code 305223469) 1/3, has been entered under entry No 2 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. Congested property: 3892802.

A mortgage of EUR 50 000,00 for UAB SME capital 3 (registry code 305228886) 2/3, UAB SME Bank (registry code 305223469) 1/3, has been entered under entry 3 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. The entry is after entry 2 in Section 4.

RIGHTS TO BE DELETED, LIABILITY FOR DEFICIENCIES, RISK:

An auction shall be conducted for the satisfaction of the claims of the claimant and the merged claimants and after the sale of the immovable at auction the prohibitions and mortgages shall be deleted.

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.

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Opening price: 38 982 EUR(s). .

Proprietor: OÜ Töökivi (registry code: [11365294](#)) .

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=86613> and to pay a deposit of EUR 1 900 to kohtutäitur Risto Sepp's current account No. EE557700771001560001 (LHV Bank). Payment statement: "Guarantee money 27.12.2024 16:30 for participating in auction ID86613. Real estate: Kivi tn 14a, Lääne Harju Parish, Harju 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 27.12.2024 at 16:30. 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 28.11.2024 at 16:30 and ends on 27.12.2024 at 16:30.

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 27.12.2024 at 17:30 and ends on 06.01.2025 at 17:30. The interval for the prolonged end is 5 minute(s).

The bid step for auctions be 900 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: 027/2024/1566

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