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Notice of an auction for an immovable in enforcement proceedings

Public from: 29.11.2024

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 Raigo Pärs 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:

Register Part No 879136 of the land registry department of Tartu County Court.

Cadastral code 40002:003:0380.

Intended purpose and location:

Residential land 100%, Lääne-Viru County, Tapa Rural Municipality, Lehtse Borough, New Uus tn 1a. Area 2112.0 m2.

According to the register of construction works, a residential building with a slice roof is located on the registered immovable, with the code of the register of construction works No 107012455, the area under construction works is 113.0 m2 and a well, with the code of the register of construction works No 220486187.

Water local (from its well), sewerage local (septic tank), electricity 3 x 20A, oven heating + air heat pump.

The residential building has been partially repaired (the kitchen is unbuilt), replaced by electrical wiring, floors, windows, doors, ceiling, staircase. The roof deck is unbuilt. Building bearing structure wood, intermediate ceiling of wood, facade of stacked silicate brick, roof cover Etern thread. The property also houses 1 shed and 1 auxiliary building (construction in progress)..

Opening price: 29 000 EUR(s). .

Proprietor: KRISTEL POOLEN (national identification 48504200241) .

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=86643> and to pay a deposit of EUR 2 900 to Raigo Persi's current account No. EE222200221016565994 (Swedbank). Payment statement: "Guarantee money 22.12.2024 23:59 for participating in auction ID86643. Real estate: New Uus tn 1a, Tapa Rural Municipality, Lääne-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 22.12.2024 at 23:59. 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 29.11.2024 at 19:00 and ends on 22.12.2024 at 23:59.

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 23.12.2024 at 09:00 and ends on 30.12.2024 at 09:00. The interval for the prolonged end is 2 minute(s).

The bid step for auctions be 250 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

Examination of an immovable shall take place at a pre-registration or at another pre-agreed time at the location of the immovable.

Examination of the registered immovable and additional information:

Raigo Persian, phone 511 7900, Email raigo.pars@taitur.just.ee

Personal right of use in favour of David Karu (personal identification code 37305054923).

Personal right of use for an unspecified term.

Proof of the death of the entitled person is sufficient to extinguish the right of use.

The order of entry is after entry 1 in Section IV.

25.07.2018 registered on the basis of registration application 25.07.2018.

Assistant judge Anneli Luur

Prohibition notation to prohibit disposal of immovable in favour of Andres Sinisaar (personal identification code 36311120271).

A mortgage of EUR 24 000.00 in favour of Andres Sinisaar (personal identification code 36311120271).

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 order of entry is before entry 1 in Section III.

A notation concerning prohibition on disposal of property, mortgage and personal right of use shall be deleted upon successful auction.

Proceeding no: 158/2023/192

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