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Notice of an auction for an immovable in enforcement proceedings

Public from: 10.01.2025

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 Elin Vilippus 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:

2-storey residential building located in Karuvildiku tn 11, camp borough

The immovable is entered in the register part of the land registry department of Tartu County Court No 733002 (cadastral code 72701:005:2020) 100% residential land, Harju County, Saue Parish, borough of the camp, Karuvildiku tn 11.

Area of immovable property 1779,0 m2

The residential building is 2-storey and has a total area of 354.9 m2 according to the Register of Construction works.

2-storey single dwelling:

1 st floor - living room, conservatory, kitchen, sauna complex, office, toilet, storage, factory room, garage; on the 2 nd floor - stair grey, 4 bedrooms, toilet - shower room, master bedroom and associated bathroom, terrace.

The assets belonging to the debtor are encumbered by the rights identified by third parties together with their rankings and other restrictions on immovable property ownership:

Section III - prohibition notation to prohibit disposal of immovable property in favour of bailiff Elin Vilippus, Luminor Bank AS (registry code 11315936).

In Division IV, ranking 1 - mortgage in the amount of 2,000,000, 00 kroons with secondary claims of 4000,00 kroons and interest rate of 15 per cent in favour of Luminor Bank AS (registry code 11315936).

Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage.

In Section IV, ranking 2 - mortgage in the amount of EEK 530 000,00 in favour of Luminor Bank AS (registry code 11315936). Every owner of a registered immovable is required to submit to immediate compulsory execution for satisfaction of a claim secured by a mortgage

In Section IV, ranking 3 - mortgage in the amount of EEK 2 600 000 00 in favour of Luminor Bank AS (registry code 11315936). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage.

In Section IV, ranking 4 - mortgage of EUR 92 000,00 for Luminor Bank AS (registry code 11315936). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage.

In Section IV, ranking 5 - mortgage of EUR 67 000,00 for Luminor Bank AS (registry code 11315936). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage.

In Section IV, ranking 6 - mortgage of EUR 41 909.00 for Luminor Bank AS (registry code 11315936). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in

order to satisfy a claim secured by a mortgage.

In Section IV, ranking 7 - mortgage of EUR 162 825.00 for Luminor Bank AS (registry code 11315936). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage.

In Section IV, order 8 - Judicial mortgage (Case No 2-23-6733) in the amount of EUR 133 107,32 in favour of HLU (registry code 12782505) of the domestic capital.

An auction is held to satisfy claims secured by bans and mortgages. A prohibition notation encumbering an immovable and all mortgages shall be deleted after a successful auction..

Opening price: 570 000 EUR(s). .

Proprietor: Sander Vester (national identification 39109080233) .

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=87296> and to pay a deposit of EUR 10 000 to Elin Vilippus current account No EE321010011610228222 (SEB). Payment statement: "Guarantee money 4.02.2025 12:00 for participating in auction ID87296. Real estate: Karuvildiku tn 11, Saue 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 04.02.2025 at 12:00. 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 10.01.2025 at 23:00 and ends on 04.02.2025 at 12:00.

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 04.02.2025 at 14:00 and ends on 11.02.2025 at 14:00. 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 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

If you have any questions, please call the bailiff's office at 684 0620 or send a letter to the kinnisvara.vilippus@taitur.vilippus.ee or bailiff's assistant Sergei Volf 514 0382, sergei.volf@taituriabi.vilippus.ee

The inspection of the immovable is carried out by pre-registration of the wish to be notified beforehand.

Proceeding no: 022/2024/7737

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