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## Notice of an auction for an immovable in enforcement proceedings

Public from: 21.01.2025

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 Kaire Põlts 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 residential land entered in the register part of the land registry department of Tartu County Court number 5798202 is 100% located in Harju County, the city of Loksa, the city of Loksa, the city of Youth tn 8, which comprises 419/33649 conceptual parts of the registered immovable and real part dwelling No 46, the total area of which is 41.90 m2 and the designation of which in the plan is 46. Other apartment ownerships of the same property No 5793702, 5793802, 5793902, 5794002, 5794102, 5794202, 5794302, 5794402, 5794502, 5794602, 5794702, 5794802, 5794902, 5795002, 5795102, 5795202, 5795302, 579602, 579602, 57962, 5795502, 5750502, 579602, 57602 5797002, 5797102, 5797202, 5797302, 5797402, 5797502, 5797602, 5797702, 5797802, 5797902, 5798002, 5798102, 5798302, 5798402, 5798502, 5798602, 5798702, 5798802, 5798902, 5799002, 5799102, 5799202, 5799302, 5799402, 5799502, 5799602, 5799702, 5799802, 5799902, 5800002, 5800102, 5800202, 5800302, 5800402, 5800502, 5800602. Special ownership was created in accordance with the Special ownership Agreement of 17.09.2001 and the building distribution plan which forms part thereof. Cadastral code 42401:005:0370.

The following are set for the immovable:

1) A prohibition notation prohibiting the disposal of an immovable in favour of the Aktsiaselts PlusPlus capital (registry code 11919806), bailiff Kaire Põlts (personal identification code 46711060349). Recorded in 23.10.2024

OKAY! Upon transfer of an immovable, a notation concerning prohibition on disposal shall be deleted.

Persons who have rights to a thing sold which are not entered in the land register by the time of entry of a prohibition notation shall be notified to the bailiff before the auction and, at the request of the bailiff, shall state the reasons therefor.

Persons who have the rights hindering the auction shall be able to terminate or suspend the auction in agreement with the claimant or on the basis of a court decision before the date of distribution of the proceeds.

§ 43 (2) of the apartment ownership and apartment associations Act - upon transfer of apartment ownership, except in enforcement and bankruptcy proceedings, the acquirer shall be liable to the apartment association as surety for the obligations arising from the transferor's apartment ownership which have become collectible. The liability of the acquirer is limited to the value of apartment ownership. Therefore, the debts of the apartment association do not transfer to the new owner upon acquisition of the assets in enforcement proceedings.

Opening price: 23 000 EUR(s). A state fee shall be added for the amendment of the owner's entry..

Proprietor: JURI DUBROVIN (national identification 35307270259) .

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=87456> and pay a deposit of 2,000 euros to Kaire Põlts' current account No. EE111010010124476011 (SEB). Payment statement: "Guarantee money 19.02.2025 10:00 for participating in auction ID87456. Real estate: Nooruse tn 8, City of Loksa, 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 19.02.2025 at 10:00. 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 21.01.2025 at 12:00 and ends on 19.02.2025 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 19.02.2025 at 10:00 and ends on 26.02.2025 at 10:00. The interval for the prolonged end is 10 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

Inspection of the immovable shall take place on 18.02.2025 at 11:00 a.m. at the location of the immovable by prior agreement. Notification of the request for inspection 3 working days before examination of the property on the occasion of bailiff 683 6399, e-mail: [menetlus@polts.ee](mailto:menetlus@polts.ee).

Proceeding no: 025/2021/1127

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