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## **Notice of an auction for an immovable in bankruptcy proceedings**

Public from: 15.02.2025

Public until: until the end of bankruptcy proceedings or the end of the validity of the sale announcement, but no longer than 1 year

Osaühing Saaremaa Lihatööstus (pankrotis) (registry code: [11323290](#)) pankrotihaldur Anne Tammer publishes this announcement under [Subsection 1 of § 136 of the Bankruptcy Act \(PankrS\)](#) and [subsection 2 of § 153 of the Code of Enforcement Procedure \(TMS\)](#).

The bankruptcy trustee, in the public electronic auction, sell <https://www.oksjonikeskus.ee> in the auction environment of the Chamber of bailiffs and bankruptcy administrators assets in bankruptcy:  
The trustee in bankruptcy of Saaremaa meat industry (bankrupt) sells an immovable belonging to the bankruptcy estate located in Tallinn Kaarli pst 4a (register part No 24402601).

Valid entries in the land register:

Land registry department of Tartu County Court, register part No 24402601.

Section I cadastral indicator, intended purpose, location, area:

78401:101:0153, transport land 50%, business land 50%, Harju County, Tallinn, city centre district, Kaarli pst 4a, area 6010 m<sup>2</sup>.

Division II owner Osaühing Saaremaa Lihatööstus (11323290, bankrupt)

Section III Note 8.02.2009 on the basis of a court order: determine from the registered immovable in Tallinn Toompea 3, register part No 3341401, access to a public road over the registered immovable in Tallinn Kaarli pst 4a, register part No 24402601, under the following conditions: (a) access to the property takes place over an existing road starting from the southern border of the property Kaarli pst 4a and running along the eastern border of the property until the property Toompea 3; (b) access shall be granted to all persons wishing to proceed to the property Toompea 3, both on foot and by means of vehicles; (c) access must not be hindered by a chain, gate or other obstacle; (d) the owner of the property Toompea 3 is required to pay a fee of EEK 1700 (one thousand seven hundred) per month for access to the owner of the property Kaarli pst 4a; (e) the costs of maintenance and maintenance of the access road and land tax shall be paid by the owner of the Kaarli pst 4a property; (f) where the execution of works on the Kaarli pst 4a property causes a disruption of existing access and the need to establish temporary access, the costs of establishing temporary access shall be borne by the owner of the Toompea 3 property.

Section IV mortgage in the amount of EUR 1 800 000,00 in favour of EstateGuru Guarantee Agent OÜ (registry code 12766368). 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 in the amount of EUR 345 000.00 in favour of the Republic of Estonia. 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 in the amount of 1,250 000.00 euros in favour of the Foundation KredEx (registry code 90006012). 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 judicial mortgage (Case No 2-22-16784) in the amount of EUR 325 000.00 in favour of Karia Food OÜ (registry code 12238729).

A judicial mortgage (Case No 2-23-3546) of EUR 110 205.00 in favour of Icewave Trade OÜ (registry code 11070512).

Valid mortgages shall be deleted after successful auction on the basis of a petition of the trustee in bankruptcy. The property is sold in the condition it is in at the time of the auction. The purchaser cannot submit claims to the trustee in bankruptcy in connection with the condition of the immovable to be sold. A trustee in bankruptcy shall not be liable for deficiencies in the immovable to be sold.

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Opening price: 4 500 000 EUR(s).

Proprietor: Osaühing Saaremaa Lihatoöstus (pankrotis) (registry code: [11323290](#)).

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=87983> and to pay a security deposit of 100,000 euros to the current account of Saaremaa meat industry (bankrupt) No. EE897700771004771253 (AS LHV Pank). Payment statement: "Guarantee money 10.03.2025 12:00 for participating in auction ID87983. Real estate: Tallinn, Kaarli pst 4a, Tallinn, 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 10.03.2025 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 15.02.2025 at 21:00 and ends on 10.03.2025 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 10.03.2025 at 18:00 and ends on 18.03.2025 at 09:00. The interval for the prolongedend is 30 minute(s).

The bid step for auctions be 5 000 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 bankruptcy trustee of his or her rights to the thing to be sold if it have not yet been notified to the bankruptcy trustee, and the reasons for those rights should be given at the request of the bankruptcy trustee.

#### EXAMINATION OF THE ASSETS. ADDITIONAL INFO

Additional information by phone 50 43 679 or email ([slt@tammer-tammer.ee](mailto:slt@tammer-tammer.ee))

Proceeding no: 2-23-4237

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