

NB! Announcements in the english version are machine translated and may contain errors. Only notices in Estonian are authentic and have legal effect.

Notice of an auction for an immovable in enforcement proceedings

Public from: 05.03.2025

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 Oksana Kutšmei 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:

Immovable entered in the register part of Tartu County Court land register No 2159004, located in Kesk tn 16-1, Ulila borough, Elva Rural Municipality, Tartu County. Sell an apartment on the ground floor of a 2-story apartment building. The apartment has a walk-through living room, bedroom kitchen area, toilet/shower room and hall. The planning of the apartment has been changed. The wall of the kitchen and living room has been demolished. The floors of the apartment are covered in laminate parquet. The walls are covered in paint and partly with wallpaper. The walls and floor of the shower room and toilet are tiled. There's floor heating in the laundry room. Warm water with an electric boiler. The apartment windows are double-packed plastic windows. A new front door has been installed. The apartment owner has one cellar box in his sole use. The heating furnace is an oven in the living room. An apartment association operating in the house.

Upon transfer of apartment ownership in enforcement and bankruptcy proceedings, the transferor (former owner) of the acquirer shall not be liable for the obligations which become chargeable arising from the apartment ownership of the acquirer (§ 43(2) of the Law on apartment ownership and apartment associations). In other words, in the course of enforcement proceedings, when purchasing an apartment at auction, the purchaser is not liable for the amount owed to the apartment association which has previously become chargeable.

Land register entries:

In Section II of the register part of an immovable:

Ester Puusepp (personal identification code 4710509 xxxx) is entered as owner under entry 3

In Section III of the register part of an immovable:

a prohibition notation is entered under entry 4 to prohibit the disposal of the immovable in favour of bailiff Anne Böckler, Bondora AS (registry code 11483929).

a prohibition notation is entered under entry 5 to prohibit the disposal of the immovable in enforcement case No 084/2023/7773 Swedbank AS (registry code 10060701).

In Section IV of the register part of an immovable:

under entry 1, a judicial mortgage (Case No 2-23-4335) is entered in the amount of EUR 20 516.51 in favour of Swedbank AS (registry code 10060701).

After the sale of an immovable by auction, the prohibitions and court mortgage shall be extinguished..

Opening price: 40 000 EUR(s). .

Proprietor: Ester Puusepp (national identification 47105092723) .

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=88297> and to pay a deposit of EUR 4 000 to Oksana Kutshmei's current account No. E131010010236765018 (SEB). Payment statement: "ID88297 084/2023/7773". 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 31.03.2025 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 05.03.2025 at 09:00 and ends on 31.03.2025 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 31.03.2025 at 11:00 and ends on 07.04.2025 at 11:00. The interval for the prolonged end is 10 minute(s).

The bid step for auctions be 500 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

To obtain further information about the object and to familiarize yourself with it, please contact the bailiff's office beforehand: manager: Tatjana Baranova: Tel 7828122; email: tatjana.baranova@tartutaitur.ee.
Proceeding no: 084/2023/7773

Kohtutäitur Oksana Kutšmei
Ülikooli tn 2, 51003 Tartu
Phone: 7828110
E-mail: info@tartutaitur.ee

Publisher's contacts
täitemenetluse haldur TATJANA BARANOVA
Phone: 7828122
E-mail: tatjana.baranova@tartutaitur.ee

Announcement number 2426659