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Corrigendum to the notification

Rectification time: 07.03.2025 15:04

Parandaja: MARIANNE HALLASTE (Kohtutäitur Mati Kadak).

Parandamise põhjus: Kohtutäitur täpsustab enampakkumise kuulutust järgmiselt: Korteriomandi omandamisel kustutatakse keelumärge käsutamise keelamiseks. Märkus kaasomandi valdamise ja kasutamise kohta jääb korteriomandit koormama. Korteriomandi müügist laekuvast rahast täidetakse mh AS SEB PANK kasuks seatud hüpoteegiga tagatud nõue ning kui nõue on täidetud, annab hüpoteegipidaja omaniku soovil nõusoleku hüpoteegi kustutamiseks. .

Notice of an auction for an immovable in enforcement proceedings

Public from: 28.02.2025

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 Mati Kadak 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:

Dolores Daniel (personal identification code 48704182737) 1/2 co-ownership share and Artjom Mets (personal identification code 38603040210) 1/2 co-ownership share of residential land 100%, entered in register part No 140550 of the land registry department of Tartu County Court, located in Tallinn, North Tallinn district, Nine tn 6, which includes 580/11769 conceptual shares of immovable property with an area of 1715.0 m2 and special property dwelling No 6, with a total area of 58,00 m2 and a designation of 2 nd floor plan 6-1-6-5. Other apartment ownerships of the same immovable No 138950, 139050, 139150, 139250, 139350, 139450, 139550, 139650, 139750, 139850, 139950, 140050, 140150, 140250, 140350, 140450, 140650, 140750, 140850, 140950, 141050, 141150, 141250, 141350. The object and content of the special ownership pursuant to the special ownership agreement of 5.01.2015 and the building distribution plan which forms part thereof.

Cadastral code 78408:801:2170.

The immovable is encumbered by the rights identified by third parties together with their rankings and other restrictions on immovable property ownership:

1. Personal right of use for establishment of utility network or installation in favour of Elektrilevi OÜ (registry code 11050857). Personal right of use for an indefinite period in accordance with clauses 2, 3.1 to 3.8 and 4.1 of the contract entered into on 26.05.2010.a and the plan in addition to contract No 2. Congested properties No 138950, 139050, 139150, 139250, 139350, 139450, 139550, 139650, 139750, 139850, 139950, 140050, 140150, 140250, 140350, 140450, 140650, 140750, 140850, 140950, 141050, 141150, 141250. Entered in register part 2969201 15.06.2010; transferred here. 5.01.2015 22.01.2015.
2. A note on the possession and use of common ownership. Note on the agreement on the arrangements for the ownership and use of common ownership in accordance with clauses 5.1 to 5.7 of the 12.02.2015.a Agreement, as amended by clause 8.1 of the agreement concluded on 31.03.2015.a and clause 3 of the agreement concluded on 20.05.2015.a and plans in addition to clauses 2, 3 and 4 of the 12.02.2015.a Agreement and clause 2.1 of the agreement concluded on 08.07.2016.a respectively. Entered in 23.02.2015. 8.07.2016 amended on the basis of a registration application 20.07.2016.
3. A prohibition notation to prohibit the disposal of an immovable in favour of bailiff Mati Kadak. 16.10.2024 registered on the basis of a bailiff's application 15.11.2024.
4. A mortgage in the amount of 184 900,00 euros in favour of AS SEB Pank (registry code 10004252). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in

order to satisfy a claim secured by a mortgage. 19.03.2020 registered on the basis of registration application 24.03.2020.

the total area of the 3-room apartment is 58.0 m².

Upon acquisition of apartment ownership, a prohibition notation to prohibit disposal shall be deleted.

A notation concerning the possession and use of common ownership remains a burden on apartment ownership.

Out of the money received from the sale of apartment ownership, the claim secured by the mortgage in favour of the SEB PANK is complied with, and if the claim is met, the mortgagee shall, at the request of the owner, grant consent for the extinguishment of the mortgage..

Opening price: 225 000 EUR(s). .

Proprietor: Artjom Mets (national identification 38603040210); Dolores Daniel (national identification 48704182737) .

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=88213> and to pay a deposit of EUR 22 500 to Mati Kadak's current account No. EE721010010127566012 (SEB). Payment statement: "Guarantee money 25.03.2025 10:00 for participating in auction ID88213. Real estate: Tallinn, Niine tn 6, 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 25.03.2025 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 28.02.2025 at 14:00 and ends on 25.03.2025 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 26.03.2025 at 10:00 and ends on 02.04.2025 at 10:00. The interval for the prolonged end is 5 minute(s).

The bid step for auctions be 300 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

Persons wishing to inspect the immovable shall notify the bailiff of their wish to mati.kadak@taitur.just.ee the bailiff by e-mail. Prior registration is mandatory.

Proceeding no: 008/2024/2190

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