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Notice of an auction for an immovable in enforcement proceedings

Public from: 10.03.2025

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 Rannar Liitmaa 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:

3-room apartment ownership, register part No. 1267506, located in AIA tn 3-13, town of Kilingi-Nõmme, rural municipality of Saarde, Pärnu County (cadastral identifier 30601:006:0121; apartment top: 50.70 m²; 1 st floor; plastic packet windows on the apartment; basement box; condition of the apartment not known).

Encumbrances evident from the land register: A prohibition notation prohibiting the disposal of an immovable in favour of bailiff Rannar Liitmaa (personal identification code 37604234718), Saarde rural municipality, Kilingi-Nõmme city, AIA tn 3 apartment association (registry code 80047754). 26.11.2024 registered on 30.11.2024. on the basis of a bailiff's application. A mortgage of EUR 12 285.00 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. Recorded in 26.06.2015. 21.03.2018 amended on the basis of a registration application on 4.04.2018.

The requirements for the auction result shall be complied with and the exclusion notation shall be deleted. A mortgage on an immovable shall remain in force. The outstanding amount of the claim secured by the mortgage as at 01.2025 was 577.38 euros. the amount of the claim may change over time..

Opening price: 15 000 EUR(s) .

Proprietor: Kadri Talts (national identification 48310294215) .

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=88427> and to pay a deposit of EUR 1 500 to Rannar Liitmaa account No EE951010010125958017 (SEB). Payment statement: "Guarantee money 1.04.2025 11:00 for participating in auction ID88427. Real estate: AIA tn 3, Saarde Rural Municipality, Pärnu 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 01.04.2025 at 11:00 a.m. 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 10.03.2025 at 17:00 and ends on 01.04.2025 at 11:00.

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 01.04.2025 at 12:00 and ends on 08.04.2025 at 12:00. The interval for the prolonged end is 2 minute(s).

The bid step for auctions be 100 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

Interested persons have the right to examine the property at the location of the property by agreeing with the broker beforehand.

Information Email: rannar.liitmaa@taitur.just.ee or 44 24 016; 53 030 464.

Broker May in Mai Kõvatomas

Tel: 56 980 324

Email: mai.kovatomas@pindi.ee

Proceeding no: 175/2024/3167

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