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Notice of an auction for an immovable in enforcement proceedings

Public from: 11.03.2025

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:

Built-up registered immovable, register part No. 423936, located in Näituse tn 11, Türi City, Türi Rural Municipality, Järva County (cadastral code 83701:009:0350; top: 1645 m²; the property has a residential building with a closed net area of 127.50 m²; garage and basement; the condition of the buildings is unknown).

As far as the bailiff is aware, the house has a debt for water services.

Encumbrances evident from the land register: prohibition notation to prohibit disposal of immovable in favour of Bondora AS (registry code 11483929), bailiff Örne Pajur (personal identification code 47011130294). 9.02.2022 10.02.2022. entered on basis of bailiff's application. Prohibition notation to prohibit disposal of registered immovable in favour of Revensen OÜ (registry code 16625699), bailiff Rannar Liitmaa (personal identification code 37604234718). 8.06.2023 registered on the basis of a bailiff's application 15.06.2023. A mortgage of EUR 24 000.00 in favour of Revensen OÜ (registry code 16625699). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Entered in 18.07.2014. 15.12.2022 amended on the basis of a registration application 2.01.2023. A mortgage in the amount of EUR 4 000.00 in favour of Revensen OÜ (registry code 16625699). Entered in 20.01.2015. 15.12.2022 amended on the basis of a registration application 2.01.2023. A mortgage of EUR 12 000.00 in favour of Revensen OÜ (registry code 16625699). Recorded in 6.02.2015. 15.12.2022 amended on the basis of a registration application 2.01.2023.

Claims are satisfied on account of the auction result, prohibition notices and mortgages are deleted..

Opening price: 45 000 EUR(s). .

Proprietor: Marek Sillat (national identification 37005224916) .

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=88438> and to pay a deposit of EUR 4 500 to Rannar Liitmaa account No EE951010010125958017 (SEB). Payment statement: "Guarantee money 2.04.2025 11:00 for participating in auction ID88438. Real estate: exhibition tn 11, Türi Rural Municipality, Järva 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 02.04.2025 at 11:00. 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 11.03.2025 at 17:00 and ends on 02.04.2025 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 02.04.2025 at 12:00 and ends on 09.04.2025 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 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

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 Ljubov Kudrjavitseva

Tel: +372 525 9023

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Proceeding no: 175/2023/1346

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