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## Notice of an auction for an immovable in enforcement proceedings

Public from: 12.03.2025

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 Rocki Albert 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:

A notional share belonging to the debtor (2/10 of co-ownership) of the immovable at Pendu, Kause village, Lääne-Ida rural municipality, Pärnu County, entered in the register part of the land registry department of Tartu County Court 10287750, cadastral indicator 19501:001:0528, profit-making land with 100% area 86002 m<sup>2</sup>.

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

In Division III, entry No 2: prohibition notation for prohibition of disposal of immovable in favour of as G4S Eesti (registry code 10022095), bailiff Kaire Põlts.

In Section III, entry 3: prohibition notation to prohibit disposal of immovable property in favour of G.P. and bailiff Eha Nikker belonging to THE notional part of Priit Pärnpuu (personal identification code 38010064728) which is deleted after the sale of the property by auction.

Additional information: According to the register of construction works, the residential barn of the registered immovable is located (with an area of 297 m<sup>2</sup> under the construction work, year of first use: 1929); AIT shed (78 m<sup>2</sup> under construction), basement (48 m<sup>2</sup> under construction); shed (with an area of 117,0 m<sup>2</sup> under construction).

Composition of immovables: cultivated land 36,822 m<sup>2</sup>, natural grassland 30,497 m<sup>2</sup>, forest land 9012 m<sup>2</sup>, outdoor land 4429 m<sup>2</sup>, other land 5242 m<sup>2</sup>.

Opening price: 20 000 EUR(s).

Proprietor: Priit Pärnpuu (national identification 38010064728).

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=88489> and to pay a deposit of EUR 2 000 to Rocki Albert current account No. E631010010320236013 (SEB). Payment statement: "Guarantee money 8.04.2025 11:00 for participating in auction ID88489. Real estate: Pendu, Lääneranna 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 08.04.2025 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 12.03.2025 at 19:00 and ends on 08.04.2025 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 08.04.2025 at 12:00 and ends on 15.04.2025 at 12:00. The interval for the prolonged end is 1 minute(s).

The bid step for auctions be 200 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

Access to the immovable shall take place at a pre-agreed time at the location of the immovable. Contact of bailiff's office: phone 4429972, +37253341998, email [buroo.albert@taitur.net](mailto:buroo.albert@taitur.net), [svetlana.vaisa@taitur.net](mailto:svetlana.vaisa@taitur.net).

Proceeding no: 173/2022/425

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