

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: 13.03.2025

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 Kristiina Feinman 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:

The right of superficies entered in the register part of the land registry department of Tartu County Court No 18650450 (cadastral code 58001:005:0114) for a term of 30 years which has been encumbered in section 3 of the register part of registered immovable No 10785402 with the seat of Harju County, Lääne-Harju Rural Municipality, Paldiski city, port tn 36a.

The purpose of the registered immovable is 100% of the production land, with an area of 36042,0 m2. The rural municipality of Lääne Harju has been entered as the owner of the encumbered immovable.

A right of superficies for a fee as of entry of the right of superficies in the land register. The superfiiciary has the consent of each owner of registered immovable No 10785402 which is the object of the contract for the transfer and encumbrance of the right of superficies pursuant to clauses five one (5.1) and five two (5.2) of the contract of 04.01.2021. Obligation to construct construction works pursuant to clause three of the contract of 04.01.2021 (3). The right of superficies charge and amendment thereof pursuant to clause two two (2.2) of the contract of 04.01.2021. The fate and compensation of the construction work upon the extinguishment of the right of superficies and upon the fall thereof to the owner pursuant to clauses (6.1) and seven one (7.1) of the contract of 04.01.2021.

OKAY! By Decision No 11 of the Lääne Harju rural municipality Council of 25.02.2025, Lääne Harju rural municipality as the owner of the immovable has amended the terms and conditions of the contract for the establishment of the right of superficies.

A notation prohibiting the disposal of the immovable in favour of Holm Bank AS (registry code 14080830), bailiff Kristiina Feinman (personal identification code 47511180212) has been established in section III as entry No 1 on the registered immovable.

A mortgage of 195 000.00 euros in favour of Holm Bank AS (registry code 14080830) has been established in section IV as entry No 1 on the property. Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage.

After a successful auction, the banning notation and mortgage will be deleted.

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Opening price: 17 000 EUR(s). (a state fee for changing the owner's entry is added).

Proprietor: Amadas OÜ (registry code: [16060665](#)) .

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=88508> and to pay a

deposit of EUR 1 700 to Kristiina Feinman's current account No. EE531010011752023220 (SEB Pank AS). Payment statement: "Guarantee money 3.04.2025 12:00 for participating in auction ID88508. Real estate: port tn 36a, Lääne Harju Parish, 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 03.04.2025 at 12:00. 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 13.03.2025 at 13:30 and ends on 03.04.2025 at 12:00.

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 03.04.2025 at 13:00 and ends on 10.04.2025 at 13:00. 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

Examination of immovable by prior agreement with bailiff until auction to the beginning.

Info on phone 56925408 or e-mail: [evelyn.esing@tatur.net](mailto:evelyn.esing@tatur.net)

Proceeding no: 034/2024/192

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