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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 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 meaningful part of the immovable (1324/1769 co-ownership) at address seagull, Lõgu village, Saaremaa rural municipality, Saare County, entered in the register part of the land registry department of Tartu County Court 3252234, residential land 100%, area 17690.0 m², cadastral indicator 40301:003:0402.the following entries are entered in the third division of the register part:

1) Real servitude for the benefit of each owner of registered immovables Nos 3252034, 3252134, 3252334. The free and open-ended road servitude is set in accordance with clause 2 of the contract of 28.02.2008 and the plan in addition to the No 2.

2) Personal right of use in favour of Elektrilevi OÜ (registry code 11050857). Personal right of use pursuant to § 158 and 158¹ of the Law of property Act for an unspecified term for the erection and further toleration of an electrical installation, including the construction, servicing, maintenance, servicing, replacement, use, repair of an electrical installation to the extent of the protection zone of the electrical installation pursuant to clauses 4-8 of the contract entered into on 20.11.2014. and according to the plan annexed to the contract. 26.11.2014. entered into on the basis of a real right contract on 20.11.2014.

3) A notation concerning the possession and use of common ownership. The co-owners have agreed on the procedure for the possession and use of the registered immovable in accordance with clauses 5.2. to 5.11. of the 11.02.2019 Agreement and the drawing annexed to the Agreement. 1.

4) Prohibition notation in favour of bailiff Rocki Albert (personal identification code 37005072716), B2 impact OÜ (registry code 11542046) to prohibit the disposal of immovable property to a notional part belonging to Martin Põlluvee (personal identification code 37811050215).

There are no mortgage entries in force in Section four.

The banning marks are deleted after a successful auction, while other entries remain.

Additional information: This is a co-owned plot, the boundaries are firmly laid down by both parties, a valid notarial agreement on the use of immovable property. In the exclusive establishment of the co-owner of the median share of the immovable sold, it has a residential building located on it (with the building register code 120586998, with the surface of the building base of 85,9 m², number of floors 1), a sauna (with the building register code 120586999, with the surface of the building base of 69,6 m²) and a pond (register of construction works code 220681611, with a surface of 140,0 m² under construction)..

Opening price: 100 000 EUR(s). .

Proprietor: Martin Põlluvee (national identification 37811050215) .

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=88521> and to pay a deposit of EUR 5 000 to Rocki Albert current account No. E631010010320236013 (SEB). Payment statement: 'Guarantee money 9.04.2025 10:30 a.m. for participating in auction ID88521. Real estate: seagull, Saaremaa Rural Municipality Saare 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 10:30 a.m. on

09.04.2025. 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 17:00 and ends on 09.04.2025 at 10:30.

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 09.04.2025 at 11:00 and ends on 16.04.2025 at 11:00. 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, svetlana.vaissa@taitur.net.

Proceeding no: 176/2023/2923

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Announcement number 2430699