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Notice of an auction for an immovable in enforcement proceedings

Public from: 14.03.2025

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:

Registered in the register part of the land registry department of Tartu County Court 21409450, cadastral indicator 65401:001:0478, profit-making land with a 100% area of 11545,0 m² with the registered office of the Sauna Palu immovable located in the village of Kõrvetaguse, Märjamaa rural municipality, Rapla county.

Encumbrances in the land register:

Prohibition notation entered in Division III to prohibit disposal of immovable property in favour of Oniar OÜ (registry code 10936116), bailiff Rocki Albert. A prohibition notation shall be deleted from the land register after the sale of the property by auction.

A mortgage in the amount of EUR 1 500 000.00 is entered in Section IV in favour of Oniar OÜ (registry code 10936116). Congested properties: 1137; 2243337.

The mortgage shall be deleted from the immovable to be sold after the sale of the property by auction.

ÜP 11545 m² of unbuilt arable land. Land parcel: cultivated land 200 m², forest land 11097 m², other land 248 m². The forest has been taken down..

Opening price: 12 000 EUR(s) .

Proprietor: Kosu Group OÜ (registry code: [10903973](#)) .

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=88545> and to pay a deposit of EUR 1 200 to Rocki Albert current account No. E631010010320236013 (SEB). Payment statement: "Guarantee money 14.04.2025 10:30 for participating in auction ID88545. Real estate: Sauna Palu, Märjamaa Rural Municipality, Rapla 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 14.04.2025 at 10:30 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 14.03.2025 at 17:00 and ends on 14.04.2025 at 10:00.

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 14.04.2025 at 11:00 and ends on 23.04.2025 at 11:00. The interval for the

prolonged end is 1 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

Access to the immovable shall take place at a pre-agreed time at the location of the immovable.

Contact of bailiff's office Jana Jõesalu, phone 4429972 or 4424031, email buroo.albert@taitur.net or jana.joesalu@taitur.net.

Proceeding no: 176/2024/4124

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