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Notice of an auction for a movable in enforcement proceedings

Public from: 17.03.2025

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 § 84 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:

One quarter (1/4) of the concordance of the ESTATE of VLADIMIR TOOMEMETS ' I (personal identification code 35601086520), WHO died ON 02.02.2012, BELONGING to THE debtor EVELIN KOJON (personal identification code 49803303712). According to the certificate of succession issued by the notary Anne Kuill of Tartu under register 435/2020 of the notary's book of professional activities of 12.10.2020., the joint estate belongs to three successors. The aforementioned certificate of succession States the following: the bequeather was divorced from the marital status. Her marriage to Mr T., divorced on 02.02.1984, with the result that, as a result of the expiry of the limitation period for the action - 3 years of good divorce - the property separation regime applies to the property relations of the bequeather. In addition, the succession certificate States that the inventory of the succession has been prepared by Tartu bailiff Anne Böckler ' I on 14.08.202020. The liability of the non-debtor successor who requested an inventory for the obligations related to the estate shall be limited to the value of the estate.

As far as the bailiff is aware, the following assets belong to the joint estate:

1. The right of superficies entered in the register part of the land registry department of Tartu County Court No 19882550 on the immovable at Toome, Vinski village, Setomaa Municipality, Võru County, 100% residential land with a surface area of 3053 m2. Right of superficies for a term of 50 years which has been entered as a burden: Division 3 of the register part of registered immovable No 19882450. The Republic of Estonia has been entered as the owner of the encumbered immovable.

There is no other information on the assets and liabilities of the bequeather (incl. inventory of the estate).

The property has been seized by bailiff Rocki Albert. Property released from seizure after sale of property at auction

Pursuant to subsection 130 (1) of the succession Act (Pärs), all the rights and obligations of the bequeather belong to the estate society, except those which are inherently related to the person of the bequeather or which, pursuant to law, cannot be transferred from one person to another. Under paragraph 148(2) of the inheritance, only the property rights and obligations of the co-successor are transferred to the acquirer of the share, in particular the right to claim the share of the estate which the co-successor would have received upon the division of the estate. The co-successor and the acquirer of a share shall be solidarily liable for the performance of the obligations arising from the estate.

Opening price: 1 300 EUR(s). The purchaser shall carry out all operations and pay any fees, taxes, etc. necessary for the re-registration of the property in the name of the purchaser.

Proprietor: Evelin Kojoni (national identification 49803303712) .

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=88593> and to pay a

deposit of EUR 130 to Rocki Albert current account No. E631010010320236013 (SEB). Payment statement: "Guarantee money 10.04.2025 11:00 for participating in auction ID88593. Property rights'. 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 10.04.2025 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 begin on 17.03.2025 at 18:00 and ends on 10.04.2025 at 11:00.

A personl 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 10.04.2025 at 12:00 and ends on 17.04.2025 at 12:00. 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 as soon as the auction is completed, 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. If the purchaser is the debtor, he or she must immediately pay the full purchase price.

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

Contact of bailiff's office: phone 4429972, +37253341998, email buroo.albert@taitur.net, svetlana.vaisa@taitur.net.

Proceeding no: 176/2022/3189

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