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

Public from: 27.03.2025

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 Andrei Krek 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 part No 3273606 of the registered immovable.

100% residential land, Pärnu County, Tori Rural Municipality, Kurena village, Kritsi tn 2.

In Division III, ranking 1, personal right of use in favour of the private limited company distribution network (registry code 11050857, Tallinn City). To manage the electricity network within the protection zone of the electricity network in accordance with clauses 3, 4 and 5 of the contract of 01.03.2007.a. 01.03.2007 entered into on the basis of a real right contract 19.03.2007. REMAINS VALID.

In Section III, order 2, a notation prohibiting the disposal of immovable property in favour of BestCredit OÜ (registry code 12213861). MUST BE DELETED.

In Section IV, ranking 1, a mortgage of EUR 83 000,00 in favour of Nordic Hypo AS (registry code 11881110). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. registered on the basis of a registration application on 29.09.2017 on 13.10.2017. The mortgage is encumbered with a pledge in favour of AS LHV Pank (registry code 10539549). 17.12.2021 entered in on the basis of registration application 12.01.2022. MUST BE DELETED.

In Section IV, ranking 2, a mortgage of EUR 49 000,00 in favour of Nordic Hypo AS (registry code 11881110). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. 24.10.2018 registered on the basis of registration application 26.10.2018. The mortgage is encumbered with a pledge in favour of AS LHV Pank (registry code 10539549). 17.12.2021 entered in on the basis of registration application 12.01.2022. MUST BE DELETED.

The entries in Sections III and IV shall be deleted after a successful auction.

Area of building part of residential building located on cadastral unit 115,5 m2, number of rooms: 3.

Opening price: 46 000 EUR(s). .

Proprietor: Osaühing VOSHOD (registry code: [10517282](#)) .

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=88814> and to pay a deposit of EUR 200 to Andrei Krek's current account No. EE041010010217933018 (SEB). Payment

statement: "Guarantee money 21.04.2025 16:00 for participating in auction ID88814. Real estate: Ritsi tn 2, Tori 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 21.04.2025 at 16:00. 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 27.03.2025 at 16:00 and ends on 21.04.2025 at 16:00.

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 22.04.2025 at 10:00 and ends on 29.04.2025 at 10:00. The interval for the prolonged end is 10 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 the immovable shall be subject to pre-registration. Info: Pushkin 14, Narva; Tel 3569490; info@andreikrek.com; [www.andreikrek.com](http://www.andreikrek.com); [www.varad.ee/andreikrek](http://www.varad.ee/andreikrek); [www.ametlikudteadaanded.ee](http://www.ametlikudteadaanded.ee); [www.oksjonikeskus.ee](http://www.oksjonikeskus.ee)

Proceeding no: 066/2022/359

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