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Notice of an auction for an immovable in enforcement proceedings

Public from: 28.03.2025

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 Elin Vilippus 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:

3-room apartment property belonging to Nikoloz-Sulev kiis-Sakashvili, located in AIA tn 9-23, Kohtla-Järve town, Ida-Virumaa

Apartment ownership is entered in the register part of the land registry department of Tartu County Court No 2339807 (cadastral code 32212:003:0024) 100% residential land, Ida-Viru County, Kohtla-Järve town, Järve district, AIA tn 9.

488/13428 a meaningful part of the immovable property and dwelling No 23 of the object of special ownership, the total area of which is 48,80 m² and the designation of which is in the plan No 23. Other apartment ownerships of the same property No 2337607, No 2337707, No 2337807, [?], No 2340407, No 2340507, No 2340607, No 2340707. The object and content of the special ownership pursuant to the special ownership agreement of 14.03.2006 and the building distribution plan which forms part thereof.

Area of immovable property 2469.0 m².

3-room apartment, 2 nd floor

The rights established by third parties together with their rankings and other restrictions on immovable property ownership encumber the apartment ownership belonging to the debtor:

In Division III, entry No 1 - prohibition notation to prohibit disposal of immovable in favour of bailiff Elin Vilippus, Kohtla-Järve city, AIA tn 9 apartment association (registry code 80428143).

An auction shall be conducted to satisfy a claim secured by a prohibition notation. A prohibition notation encumbering apartment ownership shall be deleted after a successful auction.

Pursuant to subsection 43 (2) of the apartment ownership and apartment associations Act, which entered into force on 01.01.2018, upon transfer of apartment ownership in enforcement proceedings, the acquirer is not liable to the apartment association for the obligations arising from the transferor's apartment ownership which have become chargeable.

In order to secure claims arising from apartment ownership, an apartment association has the right of security over apartment ownership (hereinafter right of security of apartment association) pursuant to subsection 44 (1) of the apartment ownership and apartment associations Act. Pursuant to subsection (2), the provisions of law concerning mortgages ranked first apply to the right of security of apartment associations. In accordance with paragraph 158(3) of the TMS, the rights in the ranking behind the claim in execution are extinguished by declaring the offer to be the best. A right entered in the land register which belongs to a claimant and the claim arising from which a claim for payment was made is also deemed to be extinguished..

Opening price: 1 500 EUR(s) .

Proprietor: Nikoloz-Sulev Kiis-Sakashvili (national identification 37802020283) .

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=88901> and to pay a deposit of EUR 150 to Elin Vilippus current account No EE321010011610228222 (SEB). Payment statement: "Guarantee money 22.04.2025 12:00 for participating in auction ID88901. Real estate: Lake district, Aia tn 9, Kohtla-Järve town, Ida-Viru 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 22.04.2025 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 28.03.2025 at 22:00 and ends on 22.04.2025 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 22.04.2025 at 14:00 and ends on 29.04.2025 at 14:00. The interval for the prolonged end is 5 minute(s).

The bid step for auctions be 50 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

If you have any questions, please call the bailiff's office at 684 0620 or send a letter to the kinnisvara.vilippus@tatur.vilippus.ee or bailiff's assistant Sergei Volf 514 0382, sergei.volf@taturabi.vilippus.ee

Examination of the immovable shall be subject to pre-registration. So far, the owner has not guaranteed access to the property.

Proceeding no: 022/2023/2276

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