

NB! Announcements in the english version are machine translated and may contain errors. Only notices in Estonian are authentic and have legal effect.

Notice of an auction for an immovable in enforcement proceedings

Public from: 08.04.2025

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 bailiff shall jointly auction the following registered immovables:

1. Registered immovable number 827534, cadastral indicator 48301:005:0293, Sun seranna, Võhma village, Saaremaa Rural Municipality, Saare County, profit-making land with a surface area of 20357 m²;
2. Registered immovable number 2638034, cadastral identifier 48301:005:0294, Päikeseranna tee 2, Võhma village, Saaremaa Rural Municipality, Saare County, commercial land with a surface area of 4152 m², Section III contains a personal right of use for the establishment of a utility network or installation in favour of the private limited company distribution network (registry code 11050857, Tallinn City);
3. Registered immovable number 2638134, cadastral indicator 48301:005:0295, Sun seranna Road 6, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 3598 m²;
4. Registered immovable number 2638234, cadastral indicator 48301:005:0296, Sun seranna Road 8, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 4087 m²;
5. Registered immovable number 2638334; cadastral identifier 48301:005:0297, Sun seranna Road 10, Võhma village, Saaremaa Rural Municipality, Saare County, residential land 4071 m²;
6. Registered immovable number 2638434; cadastral identifier 48301:005:0298; Sun seranna Road 12, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 4986 m²;
7. Registered immovable number 2638534; cadastral indicator 48301:005:0299, Sun seranna Road 11, Võhma village, Saaremaa Rural Municipality, Saare County, yielding land 29172 m²;
8. Registered immovable number 2638634; cadastral identifier 48301:005:0300, Sun seranna Road 9, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 6503 m²;
9. Registered immovable number 2638734, cadastral indicator 48301:005:0301, Sun seranna Road 7, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 3799 m²;
10. Registered immovable number 2638834, cadastral code 48301:005:0302, Sun seranna Road 1, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 3210 m², Section III contains a personal right of use for the establishment of a utility network or installation in favour of the private limited company distribution network (registry code 11050857, Tallinn City);
11. Registered immovable number 2638934, cadastral code 48301:005:0303, Sun seranna Road 3, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 3520 m², Section III contains a personal right of use for the establishment of a utility network or installation in favour of the private limited company distribution network (registry code 11050857, Tallinn City);
12. Registered immovable number 2639034, cadastral identifier 48301:005:0304, Sun seranna Road 5, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 3544 m²;
13. Registered immovable number 2639134, cadastral code 48301:005:0305, Sun seranna oblique,

Võhma village, Saaremaa Rural Municipality, Saare County, transport area with area 842 m², Section III contains a personal right of use for the establishment of a utility network or installation in favour of the private limited company distribution network (registry code 11050857, Tallinn City);

14. Registered immovable number 2639234, cadastral code 48301:005:0306, Sun seranna oblique, Võhma village, Saaremaa Rural Municipality, Saare County, transport area with area 1801 m², Section III contains a personal right of use for the establishment of a utility network or installation in favour of the private limited company distribution network (registry code 11050857, Tallinn City);

15. Registered immovable number 2639334, cadastral indicator 48301:005:0307, Sun seranna Road 4, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 4060 m²;

16. Registered immovable number 2639434, cadastral indicator 48301:005:0308, Sun seranna Blank 2, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 3522 m²;

17. Registered immovable number 2639534, cadastral indicator 48301:005:0309, Sun seranna Blank 4, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 3452 m²;

18. Registered immovable number 2639634, cadastral indicator 48301:005:0310, Sun seranna Blank 3, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 3566 m²;

19. Registered immovable number 2639734, cadastral indicator 48301:005:0311, Sun seranna Blank 5, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 3986 m²;

20. Registered immovable number 2639834, cadastral code 48301:005:0312, Sun seranna Blank 7, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 5446 m²;

21. Registered immovable number 2639934, cadastral identifier 48301:005:0313, Leesika Road 1, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 4614 m², a private limited company distribution network (registry code 11050857, Tallinn City) is entered in Division III;

22. Registered immovable number 2640034, cadastral identifier 48301:005:0314, Leesika Road 2, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 3536 m²; A personal right of use has been entered in Division III for the establishment of a utility network or installation in favour of the private limited company distribution network (registry code 11050857, Tallinn City);

23. Registered immovable number 2640134, cadastral identifier 48301:005:0315, Leesika Road 4, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 3307 m²;

24. Registered immovable number 2640234, cadastral identifier 48301:005:0316, Leesika Road 6, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 3413 m²;

25. Registered immovable number 2640334, cadastral identifier 48301:005:0317, Leesika Road 5, Võhma village, Saaremaa Rural Municipality, Saare County, residential land with a surface area of 6174 m²;

26. Registered immovable number 2640434, cadastral identifier 48301:005:0318, Leesika Road 5a, Võhma village, Saaremaa Rural Municipality, Saare County, production area with 49 m²;

27. Registered immovable number 2640534, cadastral identifier 48301:005:0319, Kanarbiku road, Võhma village, Saaremaa rural municipality, Saare county, transport land with an area of 8768 m², a private limited company distribution network (registry code 11050857, Tallinn City) is entered in Division III for the establishment of a utility network or installation; Real servitude for the benefit of each owner of registered immovable No 2642634. Road servitude in accordance with clause 7 of the 23.11.2022 Agreement; real servitude in favour of each owner of registered immovable No 2641134. Road servitude in accordance with clause 7 of the 26.05.2023 Agreement;

28. Registered immovable number 2640634, cadastral code 48301:005:0320, Kanarbiku road 2, Võhma

village, Saaremaa rural municipality, Saare County, residential land with a surface area of 4444 m², a private limited company distribution network (registry code 11050857, Tallinn City) is entered in Division III;

29. Registered immovable number 2640734, cadastral indicator 48301:005:0321, Kanarbiku tee 1, Võhma village, Saaremaa rural municipality, Saare County, residential land with a surface area of 3009 m²; A personal right of use has been entered in Division III for the establishment of a utility network or installation in favour of the private limited company distribution network (registry code 11050857, Tallinn City);

30. Registered immovable number 2640834, cadastral identifier 48301:005:0322, Kanarbiku tee 4, Võhma village, Saaremaa rural municipality, Saare County residential land with a surface area of 3563 m²;

31. Registered immovable number 2640934, cadastral identifier 48301:005:0323, Kanarbiku tee 3, Võhma village, Saaremaa rural municipality, Saare County residential land with a surface area of 4032 m²;

32. Registered immovable number 2641034, cadastral code 48301:005:0324; Kanarbiku road 6, Võhma village, Saaremaa rural municipality, Saare County residential land with a surface area of 3558 m²;

33. Registered immovable number 2641234, cadastral identifier 48301:005:0326, Kanarbiku road 8, Võhma village, Saaremaa rural municipality, Saare County, residential land with a surface area of 3325 m²;

34. Registered immovable number 2641334, cadastral identifier 48301:005:0327, Kanarbiku road 7, Võhma village, Saaremaa rural municipality, Saare County residential land with a surface area of 4331 m²;

35. Registered immovable number 2641434, cadastral identifier 48301:005:0328, Kanarbiku road 10, Võhma village, Saaremaa rural municipality, Saare County, residential land with a surface area of 3435 m²;

36. Registered immovable number 2641534, cadastral identifier 48301:005:0329, Kanarbiku road 9, Võhma village, Saaremaa rural municipality, Saare County residential land with a surface area of 3665 m²;

37. Registered immovable number 2641634, cadastral code 48301:005:0330; Kanarbiku road 12, Võhma village, Saaremaa rural municipality, Saare County, residential land with a surface area of 4167 m²;

38. Registered immovable number 2641734, cadastral code 48301:005:0331; Kanarbiku road 11, Võhma village, Saaremaa rural municipality, Saare County, residential land with a surface area of 3299 m²;

39. Registered immovable number 2641934, cadastral indicator 48301:005:0333, Kanarbiku road 13, Võhma village, Saaremaa rural municipality, Saare County, residential land with a surface area of 3107 m²;

40. Registered immovable number 2642034, cadastral identifier 48301:005:0334, Kanarbiku tee 16, Võhma village, Saaremaa rural municipality, Saare County residential land with a surface area of 4543 m²;

41. Registered immovable number 2642134, cadastral code 48301:005:0335, Kanarbiku bend 4, Võhma village, Saaremaa rural municipality, Saare County residential land with a surface area of 3240 m²;

42. Registered immovable number 2642234, cadastral code 48301:005:0336, Kanarbiku road 18, Võhma village, Saaremaa rural municipality, Saare County residential land with a surface area of 3975 m²;

43. Registered immovable number 2642334, cadastral identifier 48301:005:0337, Kanarbiku road 24, Võhma village, Saaremaa rural municipality, Saare County residential land with a surface area of 3592 m²;

44. Registered immovable number 2642434, cadastral code 48301:005:0338, Kanarbiku road 20, Võhma village, Saaremaa rural municipality, Saare County, residential land with a surface area of 3177 m²;

45. Registered immovable number 2642534, cadastral identifier 48301:005:0339, Kanarbiku road 15, Võhma village, Saaremaa rural municipality, Saare County, residential land with a surface area of 4303

m2;

46. Registered immovable number 2642734, cadastral code 48301:005:0341, Kanarbiku põik 3, Võhma village, Saaremaa rural municipality, Saare County residential land with a surface area of 4501 m2;
47. Registered immovable number 2642834, cadastral code 48301:005:0342, Sun seranna Road, Võhma village, Saaremaa Rural Municipality, Saare County, transport land with a surface area of 2571 m2, Section III contains a personal right of use for the establishment of a utility network or installation in favour of the private limited company distribution network (registry code 11050857, Tallinn City);
48. Registered immovable number 2642934, cadastral identifier 48301:005:0343, Sun seranna Road, Võhma village, Saaremaa Rural Municipality, Saare County, Transport County 1888 m2, Section III contains a personal right of use for the establishment of a utility network or installation in favour of the private limited company distribution network (registry code 11050857, Tallinn City);
49. Registered immovable number 2643034, cadastral identifier 48301:005:0344, Leesika Road, Võhma village, Saaremaa Rural Municipality, Saare County, Transport Land 3036 m2, private limited company distribution Network (registry code 11050857, Tallinn City) is entered in Division III.

All specified immovables are encumbered by a notation of prohibition entered in the land register in section III to prohibit the disposal of the immovable in favour of bailiff Rocki Albert, Übernord OÜ (registry code 14285319). A PROHIBITION NOTATION SHALL BE DELETED FROM THE LAND REGISTER AFTER THE SALE OF THE PROPERTY BY AUCTION.

All these immovables are encumbered by a mortgage entered in the land register in section IV in the amount of 333 300.00 euros in favour of Übernord OÜ (registry code 14285319). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Entered 12.05.2022. 26.05.2023 amended on the basis of registration application 1.06.2023. Immovables are co-encumbered with each other (joint mortgage). THE MORTGAGE SHALL BE DELETED FROM THE LAND REGISTER AFTER THE SALE OF THE PROPERTY BY AUCTION.

Cadastral unit 48301:005:0294 (registered immovable number 2638034) has been built, the registered immovable has a clubhouse (seasonal, suletud netopind 182.3 m2), an auxiliary building (toilet and laundry room, suletud netopind 39,5 m2).

.

Opening price: 300 000 EUR(s). .

Proprietor: Valguse Loojad OÜ (registry code: [16477827](#)) .

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=89039> and to pay a deposit of EUR 15 000 to Rocki Albert current account No. E631010010320236013 (SEB). Payment statement: "Guarantee money 29.04.2025 11:30 a.m. for participating in auction ID89039. Real estate: Sunseranna, 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 29.04.2025 at 11:30 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 08.04.2025 at 12:00 and ends on 29.04.2025 at 11:00.

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 29.04.2025 at 12:00 and ends on 08.05.2025 at 12:00. The interval for the prolonged end is 1 minute(s).

The bid step for auctions be 1 000 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: 176/2024/4294

Kohtutäitur Rocki Albert

Uus 1/1, 80011 Pärnu

Phone: 4429972

E-mail: buroo.albert@taitur.net

Publisher's contacts

esindaja JANA JÕESALU

Phone: 4424031

E-mail: jana.joesalu@taitur.net

Announcement number 2440487