

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: 11.04.2025

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 Oksana Kutšmei 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:

The registered immovable of Tartu County Court entered in register part 3758603 with the registered office of Võru tn 208, Tartu city.

Built-up immovable (total area 1169 m²) comprising a residential building in good condition with a closed net area of 188.5 m² and an outbuilding (residential building (EHR code 104016155), garage (EHR 104016156)). The information on the roof deck which is in the construction phase is not entered in the register of construction works.

The residence has 3 rooms, with 5 rooms, according to the Register of Construction works. The residential building has a second floor at the construction stage, where 2 rooms are planned. I floor: hall, corridor, toilet, walk-through living room and kitchen, 2 bedrooms, sauna front room, shower room, sauna, rear hall. II nd floor buildings in construction phase. Basement rooms on the basement floor. Cold water central, warm water with electric boiler, sewer central. Heating is oven heating, plus an air heat pump, fireplace oven and electric heating are installed.

Land register entries:

In Section II of the register part of an immovable:

joint owners Ivo-Johannes Urb (personal identification code 37910232745), Valentina Urb (personal identification code 45411052728) are entered under entry 2

In Section III of the register part of an immovable:

a prohibition notation is entered under entry 1 to prohibit disposal in favour of Luminor Bank AS (registry code 11315936).

In Section IV of the register part of an immovable:

A mortgage in the amount of 315 000.00 kroons in favour of Luminor Bank AS (registry code 11315936) has been entered under entry 1. Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage.

A prohibition notation and a mortgage entry shall be deleted after the immovable is auctioned.

OKAY! The winner of the auction acquires the property in the condition it is in and the bailiff does not give the acquirer any assurances or guarantees regarding the property or its documentation and is not responsible for any deficiencies in the documentation. An immovable is not in the direct possession of a bailiff and a bailiff does not organise the transfer of possession to a new owner.

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Opening price: 229 000 EUR(s). .

Proprietor: Ivo Johannes Urb (national identification 37910232745); Valentina Urb (national identification 45411052728) .

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=89147> and to pay a deposit of EUR 15 000 to Oksana Kutshmei's current account No. E131010010236765018 (SEB). Payment statement: "ID89147 084/2025/669 DEPOSIT". 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 12.05.2025 at 11:00. 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 11.04.2025 at 11:00 and ends on 12.05.2025 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 12.05.2025 at 12:00 and ends on 19.05.2025 at 11:00. The interval for the prolonged end is 10 minute(s).

The bid step for auctions be 500 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

To obtain further information about the object and to familiarize yourself with it, please contact the bailiff's office beforehand: Marianne Aussen: Tel 7828125; email: marianne.aussen@tartutaitur.ee.

Proceeding no: 084/2025/669

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