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Notice of an auction for an immovable in enforcement proceedings

Public from: 15.04.2025

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 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:

Viljar Reinaste's mindful share (1/2 of co-ownership) of the property located in Rohula tn 41, Tallinn

The immovable is entered in the register part of the land registry department of Tartu County Court No 742301 (cadastral code 78404:408:6190) 100% residential land, Harju County, Tallinn, Nõmme district, Rohula tn 41.

Area of the immovable 1847,0 m2.

An agreement has been entered into between the owners of the immovable concerning the procedure for the use of the immovable, according to which the plan for the exclusive use of the debtor has a pink demarcated area.

The property is encumbered by the rights identified by third parties together with their rankings and other restrictions on immovable property ownership:

Section III - Note on the holding and use of common ownership. The agreement on the use of the property in accordance with clauses 3.1, 3.2 and 3.3 of the agreement of 09.10.2009 and the plan annexed to the agreement. 9.10.2009 entered into on the basis of a real right contract on 12.10.2009.

Section III - personal right of use in favour of Elektrilevi OÜ (registry code 11050857).

In Section III - prohibition notation in favour of bailiff Elin Vilippus on the notional part of Viljar Reinaste (personal identification code 38610040298).

In Section IV, ranking 1 - mortgage in the amount of EUR 19 500,00 for the benefit of Coop Pank AS (registry code 10237832), a notional part of Viljar Reinaste (personal identification code 38610040298). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage.

In Section IV, ranking 2 - mortgage in the amount of EUR 39 000,00 for the benefit of Coop Pank AS (registry code 10237832), a notional part of Viljar Reinaste (personal identification code 38610040298). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage.

In Division IV, ranking 3 - mortgage in the amount of EUR 60 000.00 for the notional share of Viljar Reinaste (personal identification code 38610040298) in Estonia deposit in favour of HLU (registry code 12541563). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage.

In Section IV, ranking 4 - mortgage in the amount of EUR 14 228.00 for a notional part of the yard Rental OÜ (registry code 16020217) belonging TO Viljar Reinaste (personal identification code 38610040298). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage.

An auction is held to satisfy claims secured by bans and mortgages. Any banning notices and mortgages that burden the meaningful part will be deleted after a successful auction..

Opening price: 118 000 EUR(s) .

Proprietor: Viljar Reinaste (national identification 38610040298) .

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=89253> and to pay a deposit of EUR 5 000 to Elin Vilippus current account No EE321010011610228222 (SEB). Payment statement: "Guarantee money 6.05.2025 12:00 for participating in auction ID89253. Real estate: Tallinn, Rohula tn 41, Tallinn, Harju 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 06.05.2025 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 15.04.2025 at 22:00 and ends on 06.05.2025 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 06.05.2025 at 14:00 and ends on 13.05.2025 at 14:00. The interval for the prolonged end is 5 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

The inspection of the immovable will take place by pre-registration on 05.05.2025 at 15:00, which wish we ask to give prior notice of.

Additional information on the auction kinnisvara.vilippus@taitur.vilippus.ee, telephone 684 0620 or Assistant bailiff Sergei Volf - tel. 5140382

Proceeding no: 022/2024/6767

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