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## Corrigendum to the notification

Rectification time: 23.04.2025 16:36

Parandaja: TRIIN KATTEL (Kohtutäitur Risto Sepp).

Parandamise põhjus: Kohtutäituri otsusel.

## 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 Risto Sepp 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 object of the auction is the meaningful share of the registered immovable registered under registration No 11272601 of Tartu County Court at Harju County, Tallinn, city centre district, Juhkentali tn 22 (cadastral code No 78401:116:0460, residential land 80%, business land 20%) 119/12371 and non-residential area No 20 of the object of special ownership with a total surface area of 11.90 m<sup>2</sup> and a marking of 20 on the plan. Other apartment ownerships of the same immovable No 11270701, 11270801, 11270901, 11271001, 11271101, 11271201, 11271301, 11271401, 11271501, 11271601, 11271701, 11271801, 11271901, 11272001, 11272101, 11272201, 11272301, 11272401, 11272501, 11272701. The object and content of the special ownership pursuant to the special ownership agreement of 30.01.2003 and the building distribution plan which forms part thereof.

Pavel Salo (personal identification code 38209280366) is entered as owner in Section II.

In Section III, entries 1 to 12, comments on the arrangements for use.

In Division III, entry No 13 real servitude for the benefit of each owner of apartment ownership entered in register part No 112721 of the land register of the Tallinn land registry office pursuant to clause 5) of the contract of 04.10.2005 and the plan annexed to the contract. 04.10.2005 registered on the basis of a registration application on 14.10.2005. Assistant judge D. Verš.

A prohibition notation is entered in Division III under entry No 15 in favour of the non-mittetulundusühing Eesti Liikluskindlustuse Fond (registry code 80206477), kohtutäitur Risto Sepp in order to prohibit the disposal of the immovable. 30.11.2020 registered on the basis of a bailiff's application on 3.12.2020.

There are no entries in Section IV.

The non-living room (auxiliary room) is 11.9 m<sup>2</sup>, located on the -1 st floor (basement floor) of the 5-storey residential building. The basement of the apartment building is warm.

### RIGHTS TO BE DELETED, LIABILITY FOR DEFICIENCIES, RISK:

An auction shall be conducted for the satisfaction of the claims of the claimant and the merged claimants and a notation concerning prohibition shall be deleted after the sale of the immovable at auction.

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.

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

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Opening price: 20 000 EUR(s). .

Proprietor: PAVEL SALO (national identification 38209280366) .

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=88871> and pay a deposit of 1,000 euros to kohtutäitur Risto Sepp's current account No. EE557700771001560001 (LHV Bank). Payment statement: "Guarantee money 24.04.2025 12:25 for participating in auction ID88871. Real estate: Tallinn, Juhkentali tn 22, 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 24.04.2025 at 12:25 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 28.03.2025 at 12:25 and ends on 24.04.2025 at 12:25.

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 24.04.2025 at 13:25 and ends on 02.05.2025 at 13:25. The interval for the prolonged end is 5 minute(s).

The bid step for auctions be 100 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

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Proceeding no: 027/2020/1974

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Announcement number 2436836