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Notice of an auction for an immovable in enforcement proceedings

Public from: 25.04.2025

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:

Registered immovable named Kaasiku at Kaasiku, Putkaste village, Lääne-Nigula Rural Municipality, Lääne County, entered in the register part 571132 of the land registry department of Tartu County Court, cadastral indicator 44101:001:1930, residential land 100%, area 5872,0 m2..

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

In Section III, entry 2: prohibition notation to prohibit disposal of immovable in favour OF yard Rental OÜ (registry code 16020217), bailiff Rocki Albert (personal identification code 37005072716) which is deleted after the sale of the property by auction.

In Section IV, entry No 1: mortgage of EUR 16 000,00 in favour of Omalaen OÜ (registry code 11980486). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. The entry shall remain valid after the asset has been auctioned.

In Section IV, entry 2: mortgage of EUR 15 000,00 in favour of Tanel Sweden (personal identification code 37101230232). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. The entry shall remain valid after the asset has been auctioned.

In Section IV, entry 3: mortgage in the amount of EUR 22 000,00 in FAVOUR of yard Rental OÜ (registry code 16020217). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. The mortgage shall be deleted after the property has been auctioned.

Additional information: a built-up registered immovable on which: a residential building with an underground surface of 75.8 m2 (year of first use 1928), a sauna house with an underground surface of 40.2 m2, a shed with an underground surface of 23.9 m2.

Mortgagee Omalaen OÜ reported a claim of EUR 8 177.42 as of 08.04.2025. on 25.04.2025, mortgagee Tanel Roodas reported a loan balance of EUR 8 000.00.

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Opening price: 10 000 EUR(s). It is a net price to which VAT may be added in the cases provided by law..

Proprietor: WSE OÜ (registry code: [14939672](#)) .

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=89458> and to pay a deposit of EUR 1 000 to Rocki Albert current account No. E631010010320236013 (SEB). Payment statement: "Guarantee money 20.05.2025 11:00 for participating in auction ID89458. Real estate: Kaaasiku, West Nigula Municipality, Lääne 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 20.05.2025 at 11:00

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 25.04.2025 at 16:00 and ends on 20.05.2025 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 20.05.2025 at 11:30 and ends on 27.05.2025 at 11:30. The interval for the prolonged end is 1 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

Access to the immovable shall take place at a pre-agreed time at the location of the immovable. Contact of bailiff's office: phone 4429972, +37253341998, email buroo.albert@taitur.net, svetlana.vaisa@taitur.net.

Proceeding no: 176/2025/646

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