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## **Notice of an auction for an immovable in enforcement proceedings**

Public from: 02.05.2025

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:

Anna Tomberg's 3-bedroom apartment at Koidu tn 87-30, Tallinn

The apartment is entered in the register part of the land registry department of Tartu County Court No 12035701 (cadastral code 78401:109:2410) 100% residential land, Harju County, Tallinn, city centre district, Koidu tn 87.

649/18919 a meaningful part of the immovable and dwelling No 30 of the object of special ownership, the total area of which is 64.90 m<sup>2</sup> and the designation of which in the plan is 30. Other apartment ownerships of the same property No 12032801, 12032901, 12033001, 12033101, [?], 12035801, 12035901, 12036001. Object and content of special ownership pursuant to the Agreement on Special ownership of 26.07.2002 and the building distribution plan which forms part thereof

Area of immovable property 1 338.0 m<sup>2</sup>

The apartment is 3 rooms and is on the 3<sup>rd</sup> floor.

The assets belonging to the debtor are encumbered by the rights identified by third parties together with their rankings and other restrictions on immovable property ownership:

Section III - prohibition notation to prohibit disposal of immovable property in favour of OÜ AIRES LAENUD (registry code 10995828), bailiff Elin Vilippus.

In Section IV, ranking 1 - mortgage of EUR 100 000,00 in favour of OÜ AIRES LAENUD (registry code 10995828). 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 of EUR 60 000,00 in favour of OÜ AIRES LAENUD (registry code 10995828). 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 3 - mortgage of EUR 55 000,00 in favour of OÜ AIRES LAENUD (registry code 10995828). 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 of EUR 55 000,00 in favour of OÜ AIRES LAENUD (registry code 10995828). 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. A prohibition notation encumbering an immovable and mortgages shall be deleted after a successful auction.

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

Pursuant to subsection 44 (1) of the apartment ownership and apartment associations Act, an apartment association has a right of security over apartment ownership in order to secure claims arising from apartment ownership (hereinafter right of security of apartment association). Pursuant to subsection (2), the provisions of law concerning mortgages ranked first apply to the right of security of apartment associations..

Opening price: 205 000 EUR(s). .

Proprietor: Anna Tomberg (national identification 47101020269) .

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=89583> and to pay a deposit of EUR 5 000 to Elin Vilippus current account No EE321010011610228222 (SEB). Payment statement: "Guarantee money 27.05.2025 12:00 for participating in auction ID89583. Real estate: Tallinn, Koidu tn 87, 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 27.05.2025 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 02.05.2025 at 21:00 and ends on 27.05.2025 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 27.05.2025 at 14:00 and ends on 03.06.2025 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

If you have any questions, please call the bailiff's office at 684 0620 or send a letter to the [kinnisvara.vilippus@tatur.vilippus.ee](mailto:kinnisvara.vilippus@tatur.vilippus.ee) or bailiff's assistant Sergei Volf 514 0382, [sergei.volf@taturiabi.vilippus.ee](mailto:sergei.volf@taturiabi.vilippus.ee)

The inspection of the immovable will take place by pre-registration on 22.05.2025 at 15:00.

Proceeding no: 022/2025/937

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