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Notice of an auction for an immovable in enforcement proceedings

Public from: 09.05.2025

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:

Artur Rosenberg-owned 4-bedroom house section located on Tammelehe road 51-1, village of Alliku, Saue Parish

The apartment is entered in the register part of the land registry department of Tartu County Court No 22906150 (cadastral code 72701:001:0357) 100% residential land, Harju County, Saue Parish, Alliku village, Tammelehe road 51.

1/2 conceptual share of immovable property and dwelling No 1 of object of special ownership. Second apartment ownership of the same immovable No 22906250. The object and content of the special ownership pursuant to the special ownership agreement of 23.02.2023 and the building distribution plan which forms part thereof.

The content of the exclusive ownership pursuant to the 23.02.2023 Agreement and the plan annexed thereto, according to which the terrace and balcony, accessible from the object of the exclusive ownership and use of each owner of the object of the exclusive ownership, and the area marked as pink hatched area 1 in the plan annexed to the application for registration of 23.02.2023.

Area of immovable 1613.0 m2.

2-storey house part with a total surface area of 162 m2:

on the 1 st floor - a hall, an open-kitchen living room, a sanitary room, an auxiliary room and a factory room.

2 nd floor - stair grey, 3 bedrooms, sauna.

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 - prohibitions on the disposal of immovable property.

In Section IV, ranking 1 - mortgage of EUR 240 000,00 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 160 000,00 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 260 000,00 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 455 000,00 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 5 - mortgage of EUR 65 000,00 in favour of Aleksandr Garmaš (personal identification code 3600528 xxxx). 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 auction shall be conducted in order to satisfy the claim secured by the prohibitions and mortgages. All prohibitions and mortgages encumbering the immovable shall be deleted after a successful auction..

Opening price: 350 000 EUR(s). .

Proprietor: Artur Rosenberg (national identification 37704050234) .

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=89739> and to pay a deposit of EUR 5 000 to Elin Vilippus current account No EE321010011610228222 (SEB). Payment statement: "Guarantee money 3.06.2025 12:00 for participating in auction ID89739. Real estate: Tammelehe Road 51, Saue Parish, 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 03.06.2025 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 09.05.2025 at 21:00 and ends on 03.06.2025 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 03.06.2025 at 14:00 and ends on 10.06.2025 at 14:00. The interval for the prolonged end is 5 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

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 or bailiff's assistant Sergei Volf 514 0382, sergei.volf@taturiabi.vilippus.ee

The inspection of the immovable is carried out by pre-registration of the wish to be notified beforehand.
Proceeding no: 022/2025/2611

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