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Notice of an auction for an immovable in enforcement proceedings

Public from: 14.05.2025

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 Rannar Liitmaa 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, registered office No 3051606, registered office takja tn 12, village of Tammiste, rural municipality of Tori, Pärnu County (cadastral identifier 73001:008:1329; ÜP: 1161,0 m²; 100% residential land; the property houses a single-storey residential building, completed in 2009, in good condition; a heated Raketerm stone slab for the exterior decoration of the residential building; a profile sheet for the roof cover installed in 2019; 2 bedrooms, kitchen - living room, toilet - shower room, steam room. Terrace; furnace heating, air-heating pump, floor heating in sanitary rooms; permit for use).

Encumbrances evident from the land register: prohibition notation to prohibit disposal of immovable in enforcement case No 175/2024/879 in favour of bailiff Rannar Liitmaa, Revensen OÜ (registry code 16625699). 11.11.2024 entered on the basis of a bailiff's application 15.11.2024. A mortgage in the amount of EEK 600 000.00 in favour of Swedbank AS (registry code 10060701). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Entered in 18.11.2005. 15.11.2024 correction entered on the basis of data in the commercial register 15.11.2024. The entry replaces the previous entry. A mortgage in the amount of 900 000.00 kroons in favour of Swedbank AS (registry code 10060701). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Entered in 24.07.2006. 15.11.2024 correction entered on the basis of data in the commercial register 15.11.2024. The entry replaces the previous entry.

Claims shall be satisfied on account of the auction result and the prohibition notation shall be deleted. A mortgage on an immovable shall remain in force. The outstanding amount of the mortgage-backed claim as at 12.11.2024 was 33,079.35 euros. the amount of the claim may change over time..

Opening price: 115 000 EUR(s). .

Proprietor: Koit Saareli (national identification 36503204220) .

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=89836> and to pay a deposit of EUR 11 500 to Rannar Liitmaa account No EE951010010125958017 (SEB). Payment statement: "Guarantee money 4.06.2025 11:00 for participating in auction ID89836. Real estate: takja tn 12, Tori Rural Municipality, Pärnu 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 04.06.2025 at 11:00. 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 14.05.2025 at 17:00 and ends on 04.06.2025 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 04.06.2025 at 12:00 and ends on 11.06.2025 at 12:00. 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

Interested persons have the right to examine the property at the location of the property by agreeing with the broker beforehand.

Information Email: rannar.liitmaa@taitur.just.ee or 44 24 016; 53 030 464.

Broker May in Mai Kõvatomas

Tel: 56 980 324

Email: mai.kovatomas@pindi.ee

Proceeding no: 175/2024/879

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