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### **Corrigendum to the notification**

Rectification time: 14.05.2025 22:08

Parandaja: SERGEI VOLF (Kohtutäitur Elin Vilippus).

Parandamise põhjus: Andmete täpsustus: korter on Ehitisregistri andmetel 2-toaline.

### **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:

1/2 of the 2-room apartment ownership belonging to Maksim Knjazihin, located at E. Vilde tee 56-46, Tallinn

Apartment ownership is entered in the register part of the land registry department of Tartu County Court No 10405801 (cadastral code 78405:501:0025) 100% residential land, Harju County, Tallinn, Mustamäe district, E. Vilde tee 56. 491/96303 a meaningful part of the immovable property and dwelling No 46 of the object of the special property, the total area of which is 49,10 m<sup>2</sup> and the designation of which appears in the plan is 46. Other apartment ownerships of the same immovable No 10401301, No 10401401, No 10401501, [?], No 10417001, No 10417101, No 10417201, No 10417301, No 10417401. Special ownership was created in accordance with the Agreement on Special ownership of 28.06.2002 and the building distribution plan which forms part thereof.  
Area of immovable 5123 m<sup>2</sup>.

The apartment is 2-room and is on the 5 th floor.

As far as the bailiff is aware, no notarial procedure agreement has been entered into between the co-owners which would have been noted in the land register.

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

In Section III - prohibition on the disposal of immovable property in favour of Elin Vilippus, Nemo System OÜ (registry code 14321848), a notional part of the Maksim Knjazihin (personal identification code 39203190873).

An auction shall be conducted to satisfy the claims secured by the prohibition notation. A prohibition notation encumbering the notional part of the debtor shall be deleted after the successful auction..

Opening price: 45 000 EUR(s) .

Proprietor: Maksim Knjazihin (national identification 39203190873) .

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=89740> and to pay a

deposit of EUR 4 500 to Elin Vilippus current account No EE321010011610228222 (SEB). Payment statement: "Guarantee money 3.06.2025 12:00 for participating in auction ID89740. Real estate: Tallinn, E. Vilde tee 56, 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 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 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 debtor has not guaranteed access to the property so far.

Proceeding no: 022/2025/1218, 022/2025/1226

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