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Notice of an auction for a movable in enforcement proceedings

Public from: 20.05.2025

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 § 84 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:

Nizami Novruzov ' has a notional share of 2/16 of the commonality of the estate of Tatyana Novruzova (4661228 xxxx), who died on 27.11.2023.

As far as the bailiff is aware, as of 20.05.2025, Nizami Novruzov ' is a Member of the common heritage, inter alia:

1. a notional part of the immovable entered in the register part of the land registry department of Tartu County Court under number 2553902, located in Harju County, Jõelähtme Parish, Jägala küla, Loovälja. 100% residential land with a surface area of 16026,00 m².

The debtor has a notional share of 3/320 of the entire immovable property.

No other information is available on the assets and liabilities of the bequeather.

The estate went to succession between 5 co-successors.

Under paragraph 148(2) of the inheritance, only the property rights and obligations of the co-successor are transferred to the acquirer of the share, in particular the right to claim the share of the estate which the co-successor would have received upon the division of the estate. The co-successor and the acquirer of a share shall be solidarily liable for the performance of the obligations arising from the estate.

Opening price: 1 000 EUR(s).

Proprietor: Nizami Novruzov (national identification 38409250220) .

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=89972> and to pay a deposit of EUR 100 to Elin Vilippus current account No EE321010011610228222 (SEB). Payment statement: "Guarantee money 11.06.2025 13:00 for participating in auction ID89972. Property rights". 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 11.06.2025 at 13:00. 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 begin on 20.05.2025 at 16:20 and ends on 11.06.2025 at 13:00.

A personl 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 11.06.2025 at 14:00 and ends on 18.06.2025 at 15:00. The interval for the prolonged end is 3 minute(s).

The bid step for auctions be 25 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 as soon as the auction is completed, 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. If the purchaser is the debtor, he or she must immediately pay the full purchase price.

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, call the assistant bailiff Heldin Toomingas 56 694 883 or send a letter to the heldin.toomingas@taituriabi.vilippus.ee
Proceeding no: 022/2010/1852

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