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Notice of an auction for an immovable in enforcement proceedings

Public from: 19.06.2025

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 Oksana Kutšmei 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:

An immovable entered in register part No 443538 of Tartu County Court land register located at Pärna tn 31, Rāpina city, Rāpina rural municipality, Põlva county. The area of cadastral unit 70501:003:0279 is 1583 m², the intended purpose is 100% residential land and the land use distribution is as follows: 1025 m² is outdoor land and 558 m² is other land. The registered immovable comprises a residential building and 2 x outbuildings. It is a 2-storey residential building in satisfactory condition, located in the town of Rāpina, in the area of private houses. The net closed area of the residential building is 72.9 m², the area under construction is 74 m² (according to the register of construction works). The division of space on the ground floor is: the hall, the hallway, the toilet/shower room, 2 rooms, the porch, the kitchen on the second floor a large space without heating. The floors of the dwellings are covered by wood, and the walls are predominantly covered with wallpaper and paint. Floors and walls in the toilet/shower room are covered by a ceramic tile. The front door is plastic, the interior doors are wooden. Windows switched (2 x PVC package) about 20 years ago. The experience has a central water and sewerage supply (brought into the experience around 2014). The experience is with a local heating stove, the stove is built from 1998 to 1999. A chimney sweeper has reviewed the stove in 2022. Electric wires have been replaced about 20 years ago with electricity supply 3 x 16A. Outbuildings: Saun-laundry kitchen-barn-garage. In condition requiring repair. The shed is also in a state of need of repair.

Entries in the land register of immovables:

In Section II of the register part of an immovable:

entered under entry 3 as owner Urve Rämson (personal identification code 4491213 xxx)

In Section III of the register part of an immovable:

a prohibition notation is entered under entry 1 to prohibit the disposal of the immovable in favour of Bondora AS (registry code 11483929).

There are no entries in Division IV of the register part of the immovable.

A prohibition notation shall be deleted after the auction of the registered immovable.

OKAY! The winner of the auction acquires the property in the condition it is in and the bailiff does not give the acquirer any assurances or guarantees regarding the property or its documentation and is not responsible for any deficiencies in the documentation. An immovable is not in the direct possession of a bailiff and a bailiff does not organise the transfer of possession to a new owner.

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Opening price: 35 000 EUR(s). .

Proprietor: Urve Rämson (national identification 44912136527) .

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=90682> and to pay a deposit of EUR 3 500 to Oksana Kutshmei's current account No. E131010010236765018 (SEB). Payment statement: "ID90682 deposit 084/2024/5618". 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 30.07.2025 at 10:00. 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 19.06.2025 at 11:30 and ends on 30.07.2025 at 10:00.

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 30.07.2025 at 11:00 and ends on 06.08.2025 at 11:00. The interval for the prolonged end is 10 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

To obtain further information about the object and to familiarize yourself with it, please contact the bailiff's office beforehand: manager: Tatjana Baranova: Tel 7828122; email: tatjana.baranova@tartutaitur.ee. Proceeding no: 084/2024/5618

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