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## Notice of an auction for an immovable in enforcement proceedings

Public from: 04.08.2025

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 Natalja Malahhova 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:

Apartment ownership entered in the register part of the land registry department of Tartu County Court No 2853408 with cadastral mark 30901:010:0046, residential land 100%, Ida-Viru County, Lügänu Rural Municipality, Kiviõli oil City, New Uus tn 3-8, 2-room apartment, 1 st floor, total area 46.30 m<sup>2</sup>

Prohibition notation to prohibit disposition in favour of bailiff Natalja Malahhova.

### Mortgages

A mortgage of EUR 20 000.00 in favour of Nordicstay Noarootsi OÜ (registry code 12625372). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage.

After a successful auction, the banning notation and mortgage will be extinguished.

The purchaser acquires a vacant apartment.

Opening price: 3 900 EUR(s) .

Proprietor: 828 Property Advisors UÜ (registry code: [16994818](#)) .

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=91743> and to pay a deposit of EUR 390 to Natalja Malahhova's current account No. E591010010140992016 (SEB). Payment statement: "collateral money 26.08.2025 14:00 for participating in auction ID91743. Real estate: New Uus tn 3, Rural Municipality of Lügänu, Ida-Viru 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 26.08.2025 at 14:00. 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 04.08.2025 at 17:00 and ends on 26.08.2025 at 14:00.

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 27.08.2025 at 09:00 and ends on 02.09.2025 at 10:00. 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

To familiarise yourself with the property, please contact the office of bailiff Natalja Malahhova.

Proceeding no: 042/2025/50

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