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Corrigendum to the notification

Rectification time: 12.08.2025 10:04

Parandaja: SERGEI VOLF (Kohtutäitur Elin Vilippus).

Parandamise põhjus: Tähtaegade parandamine.

Notice of an auction for an immovable in enforcement proceedings

Public from: 05.08.2025

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 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:

3-room apartment located at A. H. Tammsaare tee 113-111, Tallinn

The apartment is entered in the register part of the land registry department of Tartu County Court No 23369301 (cadastral code 78405:501:3860) 100% residential land, Harju County, Tallinn, Mustamäe district, A. H. Tammsaare tee 113.

469/57051 a meaningful part of the property and real part dwelling No 111 with a total area of 46.90 m² and a marking of 111 on the plan. The exercise of joint ownership is restricted to the rights relating to real shares in apartment ownership No 23358301, 23358401, 23358501, [?], 23369801, 23369901, 23370001, 23370101. In other respects, the object and content of apartment ownership is determined by a registration application of 24.09.2007.

Area of immovable property 5614 m²

The apartment is 3 rooms and is on the 3rd floor. Total apartment area 46.90 m².

The assets belonging to the debtor are encumbered by the rights identified by third parties together with their rankings and other restrictions on immovable property ownership:

Section III entry No 1 - prohibition notation to prohibit disposal of immovable property in favour of bailiff Elin Vilippus, full Service lease AS (registry code 14028999).

Section IV entry No 1 - mortgage in the amount of EUR 130 000,00 in favour of the full service lease AS (registry code 14028999). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage.

An auction shall take place for the payment of a prohibition notation and a claim secured by a mortgage. A prohibition notation and mortgage encumbering apartment ownership shall be deleted after a successful auction.

Pursuant to subsection 43 (2) of the apartment ownership and apartment associations Act, which entered into force on 01.01.2018, upon transfer of apartment ownership in enforcement proceedings, the acquirer is not liable to the apartment association for the obligations arising from the transferor's apartment ownership which have become chargeable.

Pursuant to subsection 44 (1) of the apartment ownership and apartment associations Act, an apartment association has a right of security over apartment ownership in order to secure claims arising from apartment ownership (hereinafter right of security of apartment association). Pursuant to subsection (2),

the provisions of law concerning mortgages ranked first apply to the right of security of apartment associations..

Opening price: 129 000 EUR(s). .

Proprietor: Aleksandr Plotnikov (national identification 35407170310); Larisa Timoshenko (national identification 45603220291) .

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=91782> and to pay a deposit of EUR 5 000 to Elin Vilippus current account No EE321010011610228222 (SEB). Payment statement: 'Guarantee money 2.09.2025 12:00 for participating in auction ID91782. Real estate: Tallinn, A. H. Tammsaare tee 113, 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 02.09.2025 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 05.08.2025 at 21:00 and ends on 02.09.2025 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 02.09.2025 at 14:00 and ends on 09.09.2025 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 him 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@taitur.vilippus.ee or bailiff's assistant Sergei Volf 514 0382, sergei.volf@taituriabi.vilippus.ee.

The inspection of the immovable will take place by pre-registration on 28.08.2025 at 16:00. We would like to inform you in advance of your request for introduction.

Proceeding no: 022/2025/3034, 022/2025/3035

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Announcement number 2489221