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Notice of an auction for an immovable in enforcement proceedings

Public from: 29.08.2025

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 Reet Rosenthal 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 register part No 1700303 of the land registry of the land registry department of Tartu County Court, consisting of 110/10000 notional shares of immovable property (which according to the data of the first division of the register part consists of a cadastral unit with the cadastral identifier 79516:020:0005, 100% residential land, Tartu County, Tartu City, Tartu City, Kaunase pst 82, area 2441.0 m²) and dwelling No 44 of the object of special ownership with a total area of 64.80 m². Other apartment ownerships of the same property No 1696003, 1696103, 1696203, 1696303, 1696403, 1696503, 1696603, 1696703, 1696803, 1696903, 1697003, 1697103, 1697203, 1697303, 1697403, 1697503, 1697603, 1697703, 1697803, 1698003, 16989883, 1698903, 1698303, 1698903 1699303, 1699403, 1699503, 1699603, 1699703, 1699803, 1699903, 1700003, 1700103, 1700203, 1700403, 1700503, 1700603, 1700703, 1700803, 1700903, 1701003, 1701103, 1701203, 1701303, 1701403, 1701503, 1701603, 1701703, 1701803, 1701903, 1702003, 1702103, 1702203, 1702303, 1702403, 1702503, 1702603, 1702703, 1702803, 1702903, 1703003, 1703103, 1703203, 1703303, 1703403, 1703503, 1703603, 1703703, 1703803, 1703903, 1704003, 1704103, 1704203, 1704303, 1704403, 1704503, 1704603, 1704703, 1704803, 1704903, 1705003, 1705103, 1705203, 1705303, 1705403, 1705503, 1705603, 1705703, 1705803, 1705903, 1706003, 1706103, 1706203, 1706303, 1706403, 1706503, 1706603, 1706703. The object and content of the special ownership pursuant to the special ownership agreement of 10.11.1999 and the building distribution plan which forms part thereof. Ivar Uus (personal identification code 38401142739) is entered in the second division of the register part as owner. A prohibition notation is entered in the third division of the register part under entry No 1 to prohibit the disposal of the immovable in favour of the Republic of Estonia (tax and Customs Board (registry code 70000349)). 1.09.2021 Registered on the basis of the application of the tax and Customs Board on 14.09.2021; under entry No 2 is a prohibition notation to prohibit the disposal of immovable property in favour of the Republic of Estonia (tax and Customs Board (registry code 70000349)). 16.02.2022 entered on the basis of a bailiff's application 17.02.2022. In the fourth division of the register part, a mortgage in the amount of EEK 1,495,000,00 has been entered under entry 3 in favour of the Aktsiaselts Hansapank (registry code 10060701). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. 10.03.2008 entered on the basis of a registration application 11.03.2008; under entry 4, a court mortgage in the amount of 68,872.00 euros is in favour of the Republic of Estonia. A judicial mortgage in favour of the Republic of Estonia, the tax and Customs Board (registry code 70000349) shall be established by a court ruling of 21.05.2020 in administrative matter 3-20-949. 22.05.2020 29.05.2020 entered on the basis of a petition of the tax and Customs Board; under entry 5, the mortgage in the amount of 63 000.00 euros is jointly in favour of Aivar New (personal identification code 35604052733), Hille New (personal identification code 46009182770). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. 14.10.2020 registered on the basis of the registration application 16.10.2020. The following buildings are located on the cadastral unit according to the data of the Register of Construction works: residential building (register code 104019107; type: building; area under construction 1000 m², number of floors: 9, type of property: immovable property, status of

building: in use). According to the Land Board, the area of the registered immovable (2441 m²) is 2441 m² of other land. The dwelling which is the object of the special ownership is located on the second floor of a 9-storey apartment building built in 1991 and is a 3-bedroom apartment with all amenities requiring renovation (the apartment is being repaired). Apartment planning: the hall, kitchen, living room, two bedrooms, one of which has access to a balcony, the toilet and bathroom are separate. The apartment has central water supply and sanitation and district heating. Utility payments in summer ca 80 €; and in winter ca 130-150 €, electricity added. The apartment includes a basement. The apartment building is managed and maintained by the apartment association. The stairwells have been repaired and locked. Parking in front of the house, with a parking permit issued by the cooperative. There are a number of schools nearby, kids' know, there are shops within a radius of about 500 m. According to the www.ehr.ee data, this building has an E energy performance certificate. After the auction of the registered immovable, the prohibitions encumbering the immovable, the court mortgage in favour of the Republic of Estonia, the tax and Customs Board and the mortgage jointly in favour of Aivar New, Hille New are deleted; Swedbank's mortgage remains..

Opening price: 50 000 EUR(s) .

Proprietor: Ivar Uus (national identification 38401142739) .

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=91872> and to pay a deposit of EUR 1 000 to Reet Rosenthal's current account No. E481010010124609011 (SEB). Payment statement: "Guarantee money 29.09.2025 13:00 for participating in auction ID91872. Real estate: Tartu City, Kaunase pst 82, Tartu City, Tartu 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 29.09.2025 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 in the auction begin on 29.08.2025 at 18:00 and ends on 22.09.2025 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 22.09.2025 at 14:00 and ends on 29.09.2025 at 14:00. 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

Additional information, including on the assets sold, date and place of acquaintance, tel. 7 427702 or reet.rosenthal@tatur.just.ee.

Proceeding no: 186/2022/180

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