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## **Notice of auction of immovable property in enforcement proceedings**

Public from: 14.03.2022

Public until: until the closure of the enforcement procedure

Kohtutäitur Kristiina Feinman publishes this announcement under [paragraph 153\(2\) of the Code of enforcement Procedure \(TMS\)](#).

The bailiff sell the following assets in a <https://www.oksjonikeskus.ee> in the auction environment of public bailiffs and the Chamber of Bank administrators electronic auction:

2/3 co-ownership owned by Rene Kursson, car park registered in Register Division No 19918101 of the District Court of Tartu, Land Registry Division (cadastral title 78401:113:0160), designated residential use 90%, commercial land 10%, established in Harju County, Tallinn, Central City district, J. Vilmsi TN 32. 120/18487 meaningful part of the enclosure and non-residential space No 42 in the real part with a total surface area of 12,00 m<sup>2</sup> and marked on the plan with 42

Section III of the register part of the property is entered in favour of Bene Est Law Office OÜ (registration number 11532438), bailiff Kristiina Feinman (registration number 47511180212), in respect of the notional part of the property belonging to the Kempty mark Rene Kursson (identification number 36802010241). 24.01.2022 entered at the request of the bailiff on 31.01.2022.

A mortgage in the amount of EUR 10 000,00 is entered in Section IV of the register part of the property in favour of the mental part of the estate estate Law Office OÜ (registry code 11532438) held by Rene Kursson. The individual owner of the property is obliged to submit to immediate enforcement in order to satisfy the claim secured by the mortgage. 22.12.2020. entered on application for registration on 15.12.2020.

The prohibition letter and the mortgage are deleted after the sale of the property at auction..

Opening price: 9 000 EUR(s). (in addition, stamp duty on change of owner's registration).

Proprietor: Rene Kursson (national identification 36802010241) .

To participate in an auction, you must register in an auction environment on the sheet of assets referred to in this notice, the permanent link of which shall be: <https://www.oksjonikeskus.ee/oksjon/view/?okid=66012> payment of the security of EUR 900 into account No E531010011752023220 of Kristiina Feinman (SEB Bank as). Fee statement: 'Guarantee raha 4.04.2022 12:00 for participation in auctions ID66012. Real estate: Tallinn, J. Vilmsi TN 32, Tallinn, Harju County'. The deposit shall be deemed to have been settled when it is received. The deposit must have been received no later than 04.04.2022 at 12:00. Subsequent receipts shall not be counted. Securities paid by the buyer shall be included in the purchase price and returned to the other bidders on the working day following the day of the auction.

Registration in the auction begin on 15.03.2022 at 12:00 and ends on 04.04.2022 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 money has been paid and the person may participate in the auction as a bidder.

The auction starts on 04.04.2022 at 14:00 and ends on 11.04.2022 at 14:00. The interval for the prolonged end is 5 minute(s).

The bid step for auctions be 150 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

Access to the immovable property with the prior agreement of the bailiff up to the auction to the beginning.

For more information on e-mail: [kristiina.feinman@taitur.net](mailto:kristiina.feinman@taitur.net)

Proceeding no: 034/2022/275

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