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Notice of auction of movable property in enforcement proceedings

Public from: 26.07.2022

Public until: until the closure of the enforcement procedure

Kohtutäitur Kaire Põlts publishes this announcement under [Section 84\(2\) of the enforcement Procedure Code \(TMS\)](#).

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:

3/20 notional element of the DECEASED Stepan Turchin (personal identification No 36210160312), belonging to the debtor FALBERG ROSTISLAV, of the community of the estate (succession certificate No 1348 of 16.07.2012), including the debtor's claim against the co-heirs for the division of the estate.

The joint heir (s) of the estate shall be: N.Turchin, V.P.Turchin, S.A.Turchin, J.Turchin, E.M.N.Falberg.

As far as the bailiff is aware, the estate communal includes, inter alia, the following immovable property: residential land 100%, address Harju County, Harku Municipality, Muraste village, Põhjaristi pst 20, reg.Part No 7990502, area 2203 m².

On 13.08.2012, the bailiff, Elin Vilippus, drew up a list of the estate.

Bans/restrictions on the use of property and special remarks: the property has been seized by bailiff Kaire Põlts 07.02.2022. A prohibition on disposing of property registered on behalf of the debtor has been entered in the register in the context of the present enforcement proceedings. The blank disposition must be deleted after the auction has been deemed to be the best.

Persons who have the right to the property sold must be disclosed to the bailiff before the auction and, at the request of the bailiff, give reasons for them. Persons with prohibitive rights must reach an agreement with the collector or, on the basis of a judicial decision, before the date of distribution, on the cessation or suspension of the auction.

By the succession, the heir shall be subrogated to all the rights and obligations of the deceased, with the exception of those which, by their nature, are inextricably linked to the person of the deceased or which, by operation of law, cannot be transferred from one person to another. Thus, the estate belonging to the deceased has also been transferred to the heir (the debtor) to the extent stated in the certificate of succession (basis: paragraph 130(1) of the Law on succession).

Subject to the provisions of paragraph 155 of this Law, any co-heir may be required to divide the estate. The division of the estate shall determine which assets or parts thereof form part of the estate, as well as the rights and obligations of each of the co-heirs. The estate shall be apportioned among the heirs according to their share of the estate on the basis of the ordinary value of the assets forming part of the estate at the time of the division. Subject to the agreement of the heirs, a property forming part of the estate may be assessed in the particular interest of the heir. The provisions on the division of co-ownership shall apply to the division of the estate, subject to the provisions of this Law. The co-heirs shall share the estate by agreement. In the event of a dispute, the estate shall be shared, at the request of the heir, by the court (basis: paragraph 152 of the Law on succession).

Opening price: 15 000 EUR(s).

Proprietor: FALBERG ROSTISLAV (national identification 39502280320) .

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=68339> payment of security of EUR 1 000 into Kaire Põlts account No 111010010124476011 (SEB). Payment explanation: 'Guarantee cash 17.08.2022 11:00 for participation in auctions ID68339. Property rights'. The deposit shall be deemed to have been settled when it is received. The deposit must have been received no later than 17.08.2022 at 11:00. 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 begin on 26.07.2022 at 12:17 and ends on 17.08.2022 at 11:00.

A person may 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 17.08.2022 at 11:00 and ends on 25.08.2022 at 12:00. 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 as soon as the auction is completed, 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. If the purchaser is the debtor, he or she must immediately pay the full purchase price.

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 has 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

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Proceeding no: 025/2021/3398

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