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Notice of auction of immovable property in enforcement proceedings

Public from: 29.03.2023

Public until: until the closure of the enforcement procedure

Kohtutäitur Elin Vilippus 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:

Land owned by Ljudmila Tissen and entered in the register of the Land Registry Division of Tartu District Court No 4889702 (cadastral identification 89010:001:1080), 100% residential property, Harju County, Municipality of Viims, village of Muuga, Kallasmaa Road 46.

Land area 1005,0 m2.

According to the register of buildings, the land is occupied by a garden house, a glasshouse, a well, a well and a garden.

Encumbered third-party rights, with their ranking, and other restrictions on the ownership of immovable property:

In Section III, entry No 1 - personal right of use jointly in favour of Ms Niina Txxx (personal identification No 4500920 xxx), Mr Georgi Bxxx (personal identification No 3540914 xxx). The right of usufruct for an indefinite period to the garden centre. In order to delete the right of use, it is sufficient to prove the death of the creditor. 2.10.2009 entered on the basis of a right in rem agreement, on 9.10.2009;

In Section III, entry No 2 - prohibition on disposing of immovable property in favour of the bailiff Elin Vilippus (personal identification number 46806280279), Bondora AS (registration number 11483929). 5.04.2022. entered at the request of the bailiff on 23.03.2022.

The auction shall take place in order to satisfy the claims secured by the disclaimer. The blank mark encumbering the property will be deleted after a successful auction.

The immovable property is encumbered and, following a successful auction, the personal right of use, for an indefinite period and free of charge, will be encumbered jointly for the benefit of Ms Niina Txxx (personal identification number 4500920 xxx), Mr Georgi Bxxx (personal identification number 3540914 xxx). In order to delete the right of use, it is sufficient to prove the death of the creditor!!.

Opening price: 50 000 EUR(s). THE RIGHT OF USE, FREE OF CHARGE AND FOR AN INDEFINITE PERIOD, REMAINS A BURDEN ON THE PROPERTY!!.

Proprietor: Ljudmila Tissen (national identification 48601230250) .

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=73258> payment of security of EUR 5 000 into Elin Vilippus account No EE321010011610228222 (SEB). Payment explanation: 'Guarantee for participation in auction 20.04.2023 12:00 ID73258. Real estate: Kallasmaa Road 46, Municipality of Viims, Harju County'. The deposit shall be deemed to have been settled when it is received. The deposit must be lodged no later than 20.04.2023 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 29.03.2023 at 23:15 and ends on 20.04.2023 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 20.04.2023 at 14:00 and ends on 27.04.2023 at 14:00. 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

In case of questions, please call at the bailiff's office tel 684 0620 or send a letter to the kinnisvara.vilippus@tatur.vilippus.ee or bailiff's assistant Sergei Volf 514 0382, sergei.volf@taturabi.vilippus.ee

Access to the property shall take place by means of a pre-registration.

Proceeding no: 022/2022/1819

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