

NB! Announcements in the english version are machine translated and may contain errors. Only notices in Estonian are authentic and have legal effect.

## Notice of auction of immovable property in enforcement proceedings

Public from: 02.06.2023

Public until: until the closure of the enforcement procedure

Kohtutäitur Tatjana Afanasieva 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:

ownership of an apartment entered in the land register under number 2379507, which constitutes the notional part of 380/16550 of the land with cadastral identification 32214:004:0150, located at: The town of Kohtla-Järve, the town of Järve, the road of Järveküla 65a, residential land for land use and housing (apartment) No 21, as a real part, with a total surface area of 38,00 m<sup>2</sup>.

the 2-room apartment (to be repaired) is located on floor II in four-stroke brick houses.

House energy label: na data.

The house organises an apartment cooperative in the village of Kohtla-Järve Järveküla Tea 65a (registry code 80428137). The association of apartments has a lien on the property of the apartments in order to cover the claims arising from the ownership of the apartments. The pledge rights of an association of apartments shall be governed by the provisions of the law relating to the first ranking mortgage (basis: § 44 of the Law on property ownership of apartments and association of apartments).

The right to dispose of the property is forbidden in favour of the collector of the blank mark, which is to be deleted in the event of the sale of immovable property.

A mortgage in favour of the public AKTSIASELTS FECTOR (registry code 10752385) has been entered in the fourth section of the register. A claim secured by a mortgage is not satisfied, but the enforcement of the RIGHT to a pledge is subject to the cancellation of the mortgage entry. The mortgagee shall be entitled, before the end of the auction, to apply to the bailiff for reimbursement of the claim secured by the mortgage.

Opening price: 525 EUR(s). The sale price shall be supplemented by an obligation to pay stamp duty for the change of owner..

Proprietor: Juri Fjodorov (national identification 38503050291); Tatjana Jalakas (national identification 47906062226) .

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=74724> payment of security of EUR 52 into Tatjana Afanasieva's account No EE081010011728369222 (SEB). Payment explanation: 'Guarantee for attendance at auction 3.07.2023 16:00 ID74724. Real estate: Järve district, Järveküla tea 65a, Kohtla-Järve city, Ida-Viru estate'. The deposit shall be deemed to have been settled when it is received. The deposit must have been received no later than 03.07.2023 at 16:00. 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 20.06.2023 at 10:00 and ends on 03.07.2023 at 16:00.

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 04.07.2023 at 10:00 and ends on 11.07.2023 at 10:00. The interval for the prolonged end is 10 minute(s).

The bid step for auctions be 50 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

The debts of the association of property owners are not transferred to the new owner when the property is acquired in enforcement proceedings.

For further information on the subject and for inspection please contact the bailiff's office in advance: axle 3540020 (Office open/telephone calls to be answered: E, N 13:00-17:00 and T, K, R 8:00-12:00) or e-mail [narva.taitur@taitur.just.ee](mailto:narva.taitur@taitur.just.ee).

Proceeding no: 197/2016/891

Kohtutäitur Tatjana Afanasieva  
address Puškini tn 20-M1 (I.korrus), Narva 20307  
Phone: 3540020  
E-mail: [tatjana.afanasieva@taitur.net](mailto:tatjana.afanasieva@taitur.net)

Publisher's contacts  
Kohtutäituri assistent GALINA LUNINA  
Phone: 3540020  
E-mail: [tatjana.afanasieva@taitur.net](mailto:tatjana.afanasieva@taitur.net)

Announcement number 2081052