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Notice of an auction for an immovable in enforcement proceedings

Public from: 17.02.2024

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 Elin Vilippus 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:

Immovable belonging to Gabriell OÜ located in Kase tee 3, Mäepea village, Kuusalu Rural Municipality

The immovable is entered in the register part of the land registry department of Tartu County Court No 9681502 (cadastral code 35201:002:0352) 100% residential land, Harju County, Kuusalu Parish, Mäepea village, Kase tee 3.

Area of immovable 3274 m2.

According to the Register of Construction works, a 2-story residential building with a total area of 208.8 m2 is planned for the immovable.

The assets belonging to the debtor are encumbered by the rights identified by third parties together with their rankings and other restrictions on immovable property ownership:

section I entries - prohibition notation in favour of Novatours OÜ (registry code 11013879), bailiff Elin Vilippus.

In Section IV, entry No 1 - Judicial mortgage of EUR 37 824.00 in favour of Novatours OÜ (registry code 11013879). 26.09.2017. entered on the basis of a court ruling on 19.09.2017.

In Section IV, entry No 2 - mortgage of EUR 200 000,00 jointly in favour of Mr Balöbin, Mr Balöbina. The actual owner of registered immovable is required to submit to immediate enforcement in order to satisfy a claim secured by a mortgage. 5.10.2017 registered on the basis of a registration application 12.10.2017.

An auction shall be conducted to satisfy the prohibition notices and claims secured by a court mortgage. A prohibition notation and all mortgages encumbering an immovable shall be deleted after a successful auction.

Opening price: 70 000 EUR(s) .

Proprietor: Gabriell OÜ (registry code: [10748797](#)) .

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=80582> and to pay a deposit of EUR 5 000 to Elin Vilippus current account No EE321010011610228222 (SEB). Payment statement: "Guarantee money 12.03.2024 12:00 for participating in auction ID80582. Real estate: shoot Road 3, Kuusalu Parish, Harju 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 12.03.2024 at 12:00. 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 17.02.2024 at 19:00 and ends on 12.03.2024 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 12.03.2024 at 14:00 and ends on 19.03.2024 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

If you have any questions, please call the bailiff's office at 684 0624 or send a letter to the kinnisvara.vilippus@taitur.vilippus.ee or bailiff's assistant Sergei Volf 514 0382, sergei.volf@taituriabi.vilippus.ee

Proceeding no: 022/2023/5900

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