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Notice of an auction for an immovable in enforcement proceedings

Public from: 18.09.2024

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 Rocki Albert 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 trustees in bankruptcy electronic auction:

an immovable at the address youth tn 3-12, Sargvere village, Paide City, Järva County, entered in the register part 2636236 of the land registry department of Tartu County Court, cadastral characteristics 56504:002:0222, residential land 95%, commercial land 5%, area 4788 m², apartment ownership constitutes 804/15841 meaningful parts of the immovable and dwelling No 12 of the object of special ownership, the total area of which is 80.40 m² and the designation of which in the plan is 12.

The property is encumbered by the rights identified by third parties together with their rankings and other restrictions on immovable property ownership: In Section III, entry 3: a prohibition notation prohibiting the disposal of immovable property in enforcement case No 176/2023/973 OK Incure OÜ (registry code 11542046), in favour of bailiff Rocki Albert, which is deleted after the sale of the property by auction.

For more information: 4-room apartment with balcony in Sargvere village in Järvamaa. The apartment is on the third floor and has a thoroughfare plan. The apartment is light-filled and spacious, rooms separate. The apartment includes a hall, kitchen, living room, hallway, 3 bedrooms, 2 storage areas, a bathroom and a TOILET. The interior finish is predominantly in good condition, with wear marks. a repair was made 10 years ago. There will be facade renovation work.

Opening price: 26 600 EUR(s) .

Proprietor: Marve Tragon (national identification 46408224920) .

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=85151> and to pay a deposit of EUR 2 660 to Rocki Albert current account No. e631010010320236013 (SEB). Payment statement: 'Deposit 10.10.2024 10:30 for participating in auction ID85151. Real estate: Youth tn 3, Paide City, Järva 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 10.10.2024 at 10:30 a.m. 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 18.09.2024 at 16:00 and ends on 10.10.2024 at 10:30.

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 10.10.2024 at 11:30 and ends on 17.10.2024 at 11:30. The interval for the prolonged end is 1 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

Access to the immovable shall take place at a pre-agreed time at the location of the immovable. Please contact estate agent Ljubov Kudrjajtseva tel +372 525 9023 to check the property, email: ljubov.kudrjajtseva@pindi.ee.

Contact of bailiff's office: phone 4429972, +37253341998, email buroo.albert@taitur.net, svetlana.vaisa@taitur.net.

Proceeding no: 176/2023/973

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