

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 an auction for an immovable in enforcement proceedings

Public from: 19.09.2024

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 Rannar Liitmaa 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:

registered immovable No 2758205, located in sand tn 2d, Pärnu city, Pärnu city, Pärnu County cadastral code 62511:162:0006; commercial land 75%, residential land 25%; non-residential area No M1 with a total area of 740,70 m<sup>2</sup>); registered immovable No 2758305, located in sand tn 2d, Pärnu city, Pärnu city, Pärnu County cadastral code 62511:162:0006; commercial land 75%, residential land 25%; non-residential area No M2 with a total area of 76,40 m<sup>2</sup>); registered immovable No 2758405, located in sand tn 2d, Pärnu city, Pärnu city, Pärnu County cadastral code 62511:162:0006; commercial land 75%, residential land 25%; non-residential area No M3 with a total area of 51,60 m<sup>2</sup>); registered immovable No 2758505, located in sand tn 2d, Pärnu city, Pärnu city, Pärnu County cadastral code 62511:162:0006; commercial land 75%, residential land 25%; non-residential area No M4 with a total area of 398,40 m<sup>2</sup>); commercial and residential buildings located on cadastral unit 62511:162:0006.

Encumbrances evident from the land register: a prohibition notation prohibiting the disposal of an immovable in favour of the Republic of Estonia (tax and Customs Board (registry code 70000349)). 19.03.2021 25.03.2021. Prohibition notation prohibiting disposal of immovable property IN favour of Mercury credit OÜ (registry code 12599137), bailiff Rocki Albert (personal identification code 37005072716). Entered in 18.08.2022. 12.08.2022 correction entered on 14.10.2022. based on bailiff's application The entry replaces the previous entry. Prohibition notation to prohibit disposal of immovable in favour of bailiff Rannar Liitmaa (personal identification code 37604234718), rural development foundation (registry code 90000245). 20.03.2024 25.03.2024. A mortgage in the amount of eur 200 000.00 in favour of the Rural Development Foundation (registry code 90000245). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 2758305; 2758405; 2758505. Entered 27.07.2018. 18.08.2020 amended on the basis of registration application 26.08.2020. A mortgage in the amount of 350 000.00 euros in favour of the Rural Development Foundation (registry code 90000245). Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. Congested properties: 2758305; 2758405; 2758505. 3.08.2018 registered on the basis of a registration application 8.08.2018. A judicial mortgage of eur 8 500,00 in favour of Mercury credit OÜ (registry code 12599137). A judicial mortgage shall be established in civil matter No 2-21-2505. 26.02.2021 registered under the court order 3.03.2021.

Claims are satisfied on account of the auction result, prohibition notices and mortgages are deleted. The personal right of use for the benefit of the City of Pärnu shall remain valid.

Opening price: 620 000 EUR(s) .

Proprietor: MMMSprattus OÜ (registry code: [12321577](#)) .

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=85199> and to pay a deposit of EUR 31 000 to Rannar Liitmaa account No EE951010010125958017 (SEB). Payment statement: "Deposit 10.10.2024 12:00 for participating in auction ID85199. Real estate: sand tn 2d, Pärnu city, Pärnu county; real estate: sand tn 2d, P ". 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 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 19.09.2024 at 17:00 and ends on 10.10.2024 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 10.10.2024 at 13:00 and ends on 17.10.2024 at 13:00. The interval for the prolonged end is 2 minute(s).

The bid step for auctions be 1 000 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 him 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

Interested persons have the right to examine the property by agreeing in advance at the location of the property.

Information Email: [rannar.liitmaa@taitur.just.ee](mailto:rannar.liitmaa@taitur.just.ee) or 44 24 016; 53 030 464.

Proceeding no: 175/2024/784

Kohtutäitur Rannar Liitmaa  
Rüütli 51-M3, 80011 Pärnu  
Phone: 4429973  
E-mail: [Rannar.Liitmaa@taitur.just.ee](mailto:Rannar.Liitmaa@taitur.just.ee)

Publisher's contacts  
avaldaja KRISTEL LOBJAKAS  
Phone: 4429973  
E-mail: [Rannar.Liitmaa@taitur.just.ee](mailto:Rannar.Liitmaa@taitur.just.ee)

Announcement number 2362398