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Notice of an auction for an immovable in enforcement proceedings

Public from: 22.10.2024

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 Kristiina Feinman 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:

Apartment ownership entered in the register part of the land registry department of Tartu County Court No 4328501 (cadastral code 78404:408:4441) (residential land with a total area of 34.90 m²) is located in Harju County, Tallinn, Nõmme district, Kalda tn 64-42.

According to the Register of Construction works, the 1-room apartment is located on the second floor of the seven-story apartment building.

A prohibition notation is entered in section III of the registered immovable to prohibit the disposal of the registered immovable in favour of bailiff Kristiina Feinman (personal identification code 47511180212), Hüpoteeklaen AS (registry code 11663703).

Section IV of the registered immovable sets out the following mortgages:

1) a mortgage in the amount of 31 200.00 euros in favour of Swedbank AS (registry code 10060701) as entry No 1. Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage. 16.09.2013. registered on the basis of registration application of 5.09.2013.

2) mortgage in the amount of 28,500,00 euros in favour of Hüpoteeklaen AS (registry code 11663703) as entry No 2. Every owner of a registered immovable is required to submit to immediate compulsory enforcement in order to satisfy a claim secured by a mortgage.

After a successful auction, the banning notation and mortgages will be deleted.

Pursuant to subsection 43 (2) of the apartment ownership and apartment associations Act, which entered into force on 01.01.2018, upon transfer of apartment ownership in enforcement proceedings, the acquirer is not liable to the apartment association for the obligations arising from the transferor's apartment ownership which have become chargeable. Pursuant to subsection 44 (1) of the apartment ownership and apartment associations Act, an apartment association has a right of security over apartment ownership in order to secure claims arising from apartment ownership (hereinafter right of security of apartment association). Pursuant to subsection (2), the provisions of law concerning mortgages ranked first apply to the right of security of apartment associations.

Opening price: 70 000 EUR(s). (a state fee for changing the owner's entry is added).

Proprietor: Ljudmila Smetanina (national identification 46302240227) .

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=85844> and to pay

the deposit of EUR 5 000 to Kristiina Feinman's current account No. EE531010011752023220 (SEB Pank AS). Payment statement: "Guarantee money 18.11.2024 12:00 for participating in auction ID85844. Real estate: Tallinn, Kalda tn 64, Tallinn, 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 18.11.2024 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 22.10.2024 at 15:00 and ends on 18.11.2024 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 18.11.2024 at 13:00 and ends on 25.11.2024 at 13:00. The interval for the prolonged end is 3 minute(s).

The bid step for auctions be 150 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

Examination of immovable by prior agreement with bailiff until auction to the beginning.

Info on phone 56925408 or e-mail: evelyn.esing@tatur.net

Proceeding no: 034/2024/2620

Kohtutäitur Kristiina Feinman
Pärnu mnt 10 Tallinn 10148
Phone: 6129155
E-mail: kristiina.feinman@tatur.net

Publisher's contacts
esindaja EVELYN ESING
Phone: 6129155
E-mail: evelyn.esing@tatur.net

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