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## Notice of an auction for an immovable in enforcement proceedings

Public from: 20.11.2024

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 bankruptcy administrators electronic auction:

A notional share of the immovable belonging to the debtor (5/12 co-ownership) at Viru tn 6, Pärnu city, entered in the register part 397605 of the land registry department of Tartu County Court, 100% residential land, area 599 m<sup>2</sup>, cadastral code 62509:009:0250.

Loads with sequences.

In Section III, entry 1: a note on the arrangements for the holding and use of co-ownership for the benefit of each co-owner in accordance with clause 5 of the agreement of 13.11.2003. 13.11.2003 registered on the basis of a real right contract 06.01.2004.

In Section III, entry 2: prohibition notation for prohibiting the disposal of immovable property in favour of Bigbank AS (registry code 10183757) belonging to Lauri Vaitti (personal identification code 39008204224), which is deleted after the sale of the property by auction.

In Section III, entry 3: prohibition notation to prohibit the disposal of immovable property in favour of the notional part of Lauri Vaitti (personal identification code 39008204224) in favour of Omalaen OÜ (registry code 11980486), bailiff Rocki Albert (personal identification code 37005072716), which is deleted after the sale of the property by auction.

In Section IV, entry 2: a mortgage in the amount of EUR 50 000,00 in favour of a notional share in favour of Omalaen OÜ (registry code 11980486) owned by Lauri Vaitti (personal identification code 39008204224), which is deleted after the sale of the property by auction.

For more information: House share, 5/12 of co-ownership. There is a notarial procedure for the possession and use of common ownership. The part and buildings of the courtyard are notarially undivided and co-owned. The size of the registered immovable is 599 m<sup>2</sup>. The following buildings are located on the 63.9 m<sup>2</sup> property of the part sold: residential building, garage, laundry kitchen - sauna. shed. The part of the experience sold needs an overhaul. There is currently no water connection, but joining is free.

No sewer. Dry toilet. Old windows, one window has been swapped for a plastic window. The floors have broken down. The heating furnaces are old and do not work and are not inspected by a specialist. You can see a run through the ceiling of the rooms. The power is in the house. The portion of the plan sold is delimited by green lines.

Opening price: 29 250 EUR(s) .

Proprietor: Lauri Vaitti (national identification 39008204224) .

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=86456> and to pay a deposit of EUR 2 925 to Rocki Albert current account No. E631010010320236013 (SEB). Payment

statement: "Guarantee money 11.12.2024 11:00 for participating in auction ID86456. Real estate: Pärnu city, Viru tn 6, Pärnu city, Pärnu 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 11.12.2024 at 11:00. 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 20.11.2024 at 17:00 and ends on 11.12.2024 at 11:00.

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 11.12.2024 at 12:00 and ends on 18.12.2024 at 12:00. The interval for the prolonged end is 1 minute(s).

The bid step for auctions be 200 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. Contact of bailiff's office: phone 4429972, +37253341998, email buroo.albert@taitur.net, svetlana.vaisa@taitur.net.

Proceeding no: 176/2021/3476

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