



EUROPEAN COMMISSION FOR THE EFFICIENCY OF JUSTICE (CEPEJ) WORKING GROUP ON CYBERJUSTICE AND ARTIFICIAL INTELLIGENCE (CEPEJ-GT-CYBERJUST)



Judicial e-auctions in Bulgaria
Todor Lukov (Bulgaria), Enforcement Agent

- Law and Regulation – CCP art.501a – 501j (amm.2017-2021); Ordinance №H-3/06.04.2023 regulating electronic system for attached movables (subject to statutory registration) and the on-line platform for electronic public auctions (EA).
- Objects: Movable and immovable property, material securities, an autonomous part of a business, as well as the industrial property rights (trade marks, registered designs & etc.).
- The online platform for electronic public auctions is based in and is managed and maintained by the Ministry of Justice. The “auctioneers” are the Judicial Agents registered with the platform.
- With the introduction of EA, written (bidding) offers are removed, the registration for the auction requires just registration in the system, an application for participation and a deposit. EA is public in real time in an entirely electronic environment. The participants are anonymous. The participants have no information on how many participate in the auction, nor who they are.
- The EA system coexists with the traditional, “conservative” auction – no expiration term for the latter.



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Република България
Министерство на правосъдието
Информационна система за единна входна точка за запори и платформа за електронни публични тъгове

Вход ?

<p>Предоставяне на справка за наличие на запор върху имущество</p> <p>ЗАЯВИ</p>	<p>Обявления за публична продан</p> <p>ОБЯВЛЕНИЯ ЗА ПУБЛИЧНА ПРОДАН</p>	<p>Електронна публична продан</p> <p>ТЪРГОВЕ</p>
<p>Предоставяне на справка за наличие на заповорано имущество на лице</p> <p>ЗАЯВИ</p>	<p>Предоставяне на справка за уведомяване за наложен заповор от съдебен изпълнител</p> <p>ЗАЯВИ</p>	<p>Предоставяне на справка за промяна на състоянието на наложен заповор върху вещь от съдебен изпълнител</p> <p>ЗАЯВИ</p>



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- The procedure protects the participants and the parties in the enforcement proceedings to the maximum extent from illegitimate intervention. The duration of the auction and the anonymity of the bidders guarantee the achievement of the highest price.
- The legislation creates a mechanism for purchase financed with a bank loan. The aim is to strengthen the competitive environment, increase the final prices of the auctions, which is in the interest of both creditors and debtors. Such financing option is not available for the “conservative” (or in-presence) auction.
- The EA is organized and managed by the judicial officer or an authorized deputy of the JA.
- All registered bidders (via qualified e-signature) are screened for a statutory conflict of interest, approved for participation or rejected. Anti money laundering measures and tests are in place.
- Bidding is performed via acceptance of the next higher offer via the interface of the system. The final price achieved is announced to all bidders via registered e-mail.
- Complete log on the operations, legitimized via official minutes for the EA, signed by the JA.



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- Based on the signed minutes for the EA, on the first business day after the end of the EA the highest bidder is proclaimed as a buyer. The act thereof is announced to all participants.
- 14 days deadline to pay final price, (deducting the down payment). In the case of financing by a bank credit, separate arrangements are regulated for recording the mortgage in the property register by the JO, as well as lines of communication and means of payment and respectively refunding the bank in case the auction is proclaimed void by the court.
- Non payment of final price results in the forfeiture of the down payment of the defaulting buyer, and inviting the next in line of the bidding statements to pay the price in the capacity of a buyer.
- The act of the JA proclaiming the buyer as owner of the property subject of appeal, i.e. judicial overview.

Thanks for the attention!