



**RULES AND REGULATIONS FOR SUBASTAS PROCURADORES  
AS A COMPANY SPECIALISED IN THE SALE OF GOODS**



**Subastas  
Procuradores**

## STATEMENT OF REASONS

Act 1/2000 of 7 January 2000 on Civil Proceedings, following the line set out by the General Council of the Judicial Branch in the White Paper of Justice, where it was pointed out that consideration should be given to a system in which, while maintaining the figure of the court representative as the legal representative of citizens before the courts, the latter could assume other tasks of collaboration with the jurisdictional bodies and the lawyers in charge of the defence of the party in the proceedings, in the framework of the communication activities, in the procedural phases of evidence and execution and in the systems of forced sale of seized assets, did not neglect the opportunity to use the experience of the Court Representation in the achievement of greater efficiency of forced execution, considering for this purpose the professional associations of court representatives as specialised entities in the execution of seized assets.

This Act, considering the lack of effectiveness of judicial auctions, gave preference to alternative systems for forced disposal that would speed up the execution and obtain a greater yield and benefit for all the parties involved in the execution, making it possible for a specialised person or entity to intervene in the disposal of the seized assets. As proof of the foregoing, Section 636 of the Civil Procedure Act (LEC) states:

“ 1. Assets or rights not covered by the foregoing Sections shall be dealt with in the way agreed between the parties and concerned parties and approved by the court clerk in charge of enforcement, in accordance with the provisions of this Act.

2. In the absence of a sale agreement, the seized assets shall be disposed of by means of one of the following procedures:

1st. Disposal by means of a specialised person or entity, in the cases and in the manner provided for in this Act.

2nd. Judicial auction.

3. Notwithstanding the provisions of the preceding paragraphs, once the assets have been seized by the Court Clerk, the necessary steps shall be taken for the judicial auction thereof, which shall take place within the aforementioned period if no prior request is made and an order is made, in accordance with the provisions of this Act, for the compulsory execution to be carried out in a different way".

The proceedings to be followed are developed in Section 641, providing the executing party, or the executed party with the consent of the executing party, with the possibility of requesting the execution of the property by a specialised entity.

"At the request of the executing party or the executed party with the consent of the executing party and when the characteristics of the seized property make it advisable, the court clerk responsible for the execution may agree, by means of an order, that the property be carried out by a specialised person with knowledge of the market in which these goods are bought and sold and in whom the legal requirements for operating in the market in question are met.

The Court Clerk may also decide, when so requested under the terms provided for in the preceding paragraph, that the property be disposed of by means of a specialised public or private entity. When so ordered, the disposal shall be in accordance with the rules and customs of the house or entity auctioning or disposing of the property, provided that they are not incompatible with the purpose of the enforcement and with the adequate protection of the interests of the enforcing party and the enforced party.

For these purposes, the Court Representatives Association may be appointed as an entity specialised in the asset auction".

Act 42/15 on the amendment of the Civil Procedure Act consolidates the role of the Procuracy as a collaborator of the jurisdictional bodies and introduces important reforms regarding the realisation of seized assets.

Paragraph 3 of Section 636 provides that "without prejudice to the provisions of the previous sections, once the assets have been seized by the court clerk, the actions required for the judicial auction of the same shall be carried out, which shall take place within the aforementioned period if not previously requested and ordered, in accordance with the provisions of this Law, that the compulsory realisation be carried

out in a different manner".

And paragraph 3 of Section 641 expressly empowers the Court Clerk to appoint the Court Representatives Association where the movable property to be sold is deposited as a specialised entity for the auction.

In this modernisation of the public service offered by the Justice Administration, Act 19/2015, of 13 July, on Administrative Reform Measures in the field of the Justice Administration and the Civil Registry, has regulated the Electronic Auction in Section 648 of the LEC, establishing that only electronic bidding will be possible.

In this way, the legislator aims to achieve greater transparency and publicity of the auctions and possibly a greater number of bidders in order to achieve the highest possible economic benefit, repealing the previous regulation of face-to-face auctions.

Likewise, Title VII of the new Voluntary Jurisdiction Act regulates voluntary auctions, the proceedings of which are initiated at the request of the interested party, outside the procedure of seizure, who may request that the sale of the property or right be carried out by a specialised entity.

In view of this new regulatory framework, procuracy has understood the need for its Associations to become a specialised entity in the disposal of seized assets, organising the necessary services and developing the rules and practices that will regulate this activity, its organisation and operation. And among these necessary services is an auction portal that allows for the electronic auction and sale of the aforementioned assets.

To this end, it is necessary to establish the rules and practices governing this activity, its organisation and operation.

**PRELIMINARY TITLE**  
**Purpose and Scope of the Regulation**

**Article 1.- Purpose.**

The purpose of these Regulations is to regulate the functioning and organisation of the General Council of Legal Representatives of Spain (hereinafter CGPE) and the Associations of Court Representatives as an entity specialising in the realisation of assets that join the same by signing the corresponding agreement with the CGPE, as well as the promotion, through the management thereof, of the Realisation Agreement provided for in the Civil Proceedings Act.

**Section 2.- Application scope.**

1.- Those professionals, individuals and entities or bodies, public or private, that designate the CGPE or the College of Solicitors as a specialised entity for the realisation of goods, without prejudice to the rules laid down in the law, the conditions arising from the mandate of the judicial authority, as well as those agreed for this purpose with the applicant, shall be subject to these rules and practices.

2.- These Regulations shall be applicable to sales and auctions of movable and immovable property, real estate and rights arising from judicial appointment, as well as those arising from requests made by natural persons, legal entities, public or private bodies or organisations.

**Section 3.- Method of execution.**

1.- The sale or auction of the assets shall be carried out electronically through the Auction Portal

2.- The sale or auction of movable or immovable property shall be governed by the general conditions set out in these rules for this type of property, unless modified or altered by the specific conditions established for the sale or auction thereof.

#### **Section 4.- Associations of Court Representatives.**

Without prejudice to sales or auctions awarded directly to the CGPE, the Association of Court Representatives empowered to conduct the sale or auction, in the case of movable or immovable property, shall be the appointed Association of Court Representatives. Failing this, in the case of movable assets, it shall be, firstly, the Association of Court Representatives appointed as depositary thereof, and, secondly, that of the place where the assets to be realised are located, and in the case of immovable property, firstly that of the place where the proceedings are being conducted and, failing this, that of the place where the assets are located.

If for any reason the relevant professional association does not accept the appointment, the auction or sale of the property in question shall be carried out by the one nearest to it.

### **HEADING I**

#### **Organisation and Operation.**

##### **CHAPTER I. Organisation.**

#### **Section 5.- Appointment and Request.**

The sale of goods through the Auction Website [www.subastasprocuradores.com](http://www.subastasprocuradores.com) may be carried out:

1.- By judicial appointment of any jurisdictional order and in accordance with the provisions set forth in the Laws or, where appropriate, in accordance with the conditions under which the performance must be carried out by court order or in accordance with what the parties may have agreed in this regard.

2.- By means of an application made by natural persons, legal entities, public or private entities or bodies in accordance with the conditions agreed in the order form depending on the property to be carried out or by means of an agreement signed for this purpose between the applicant and the appointed specialised entity.

#### **Article 6.- Order.**

1.- Upon receipt of the appointment or request along with the additional documentation, the assignment shall be accepted provided that it is not incompatible with the Law, as well as with the customs and rules of "auctioneers-court representatives".

2.- In any case, interested parties must provide all the documents and information available regarding the property that is the object of the tender, the location where they are stored, securities, ownership status, certification of encumbrances, technical reports, graphic documents, as well as any other that may be deemed necessary and that may be requested by the specialised entity.

#### **Article 7.- File opening.**

1.- Once the order has been accepted, a file will be drawn up identifying the property, and a legal and commercial analysis will be carried out.

2.- Its content, without prejudice to other aspects to be taken into account, shall be as follows:

a).- The request of the interested party, or, where appropriate, the judicial resolution or official order agreeing the appointment of the CGPE or the Association of Court Representatives as a specialised entity, which will include the conditions agreed by the Court or which have been agreed by the parties, the circumstances of the assets and their appraisal or valuation.

b).- Graphic documents and photographic report of the property or properties to be sold. In the case of real estate, in all cases, a person responsible for the asset management department shall travel to take the photographs in order to check the situation of the property in situ.

c).- Technical reports and valuation report of the asset or assets, if applicable.

d- Occupational situation of the asset or assets to be carried out.

e).- Verification of the state of charges and encumbrances.

f).- Verification of pending expenses or debits.

g).- Licences, taxes, topographical reports, cadastral information, boundaries, among others.

#### **Article 8. Auction announcement and publicity**

1.- Once the documentation relating to the asset or assets to be sold or auctioned has been received and once the sale or auction process has begun, it shall be adequately announced by the means deemed appropriate for the efficient sale of the asset, including the following publications on the website of the Association of Court Representatives and the General Council of Court Representatives, as well as centralised information on the telephone line. Such advertising shall be free of charge.

2.- If any of the interested parties should wish to publish the announcement of the auction by any other means, whether public or private, said party shall be obliged to pay the expenses incurred by the same, unless otherwise agreed by prior agreement.

#### **Article 9. Content of the announcement.**

The details of each of the goods to be sold or auctioned through the Auction Website [www.subastasprocuradores.com](http://www.subastasprocuradores.com) shall include a link to the general and specific conditions of the sale or auction, the goods to be sold with identification of the same, their description, their appraisal value and their ownership situation if known, the minimum price, the place where the goods are deposited in the case of movable goods or their location if they are real estate, identification of the procedure including the day and time of the start and end thereof.

#### **Article 10. Description of the asset to be auctioned. Valuation.**

1.- The information on the sale or auction must provide a detailed and thorough description of the property, including, where appropriate, or if possible, the value thereof.

2.- The CGPE or the Association of Court Representatives responsible for conducting the sale or auction may entrust the valuation or appraisal of the assets to



qualified experts when so requested or agreed with the interested parties. A starting price or rate must be set in accordance with the valuation carried out. This does not imply that, in some cases, bids lower than the starting price or rate may be admitted in the sale or auction process, following in all cases the indications established in the order for the sale or auction and the particular conditions thereof.

**Art. 11. Parties entitled to participate in the sale or auction.**

1.- In order to participate it is necessary to register previously as a user on the Auction Website [www.subastasprocuradores.com](http://www.subastasprocuradores.com), and any person, natural or legal, with legal capacity to contract may do so, expressly excluding persons who are incapacitated or declared bankrupt, in accordance in all cases with the provisions of the general conditions of use of the platform. It is necessary that they identify themselves sufficiently and declare that they know and accept the general and specific conditions of the sale or auction.

2.- Those users who participate on behalf of another person, whether natural or legal, must duly accredit this by providing sufficient powers of representation. If different natural or legal persons are represented, the system will allow registration for each of them.

3.- All those interested in participating in the sale or auction shall be provided with a user account and password which shall be personal and non-transferable and shall accredit them to take part in the same, or they may do so by means of electronic signature and secure identification mechanisms. The registration data will be saved in the user's profile and the user will not need to enter the data again each time he/she places a bid.

4.- As a general rule, users wishing to participate in the sale or auction must deposit an amount determined in each case in the specific conditions of the sale or auction, with a maximum of 3% of the value, provided that this percentage is not determined by the Management Entity. It shall not be necessary to make a deposit when this is stated in the specific conditions of the sale or auction in question.

## CHAPTER II

### On the Electronic Auction. The Auction website.

#### Article 12. The Electronic Commencement, progress and termination

1. The electronic auction shall take place on the Auction Website [www.subastasprocuradores.com](http://www.subastasprocuradores.com).

2. Unless otherwise stipulated in the general or specific conditions, the auction shall start on the exact date specified in the notice of the auction and shall remain active until the end date of the auction stipulated in the notice of the auction. All managing entities wishing to hold an auction through the website [www.subastasprocuradores.com](http://www.subastasprocuradores.com) are advised to expressly notify that the auctions will end at 18:00 hours on a business day.

However, the auction shall be automatically extended for a minimum of two minutes if, two minutes before the end of the auction, any bidder places a bid that improves the previous bid, such extension being for a minimum of two additional minutes, and so on until the bidders participating in the auction cease to increase the price of the highest bid. In the event that the volume of properties subject to the same auction is very high, consideration may be given to extending the number of minutes of the extension period. This circumstance must be reflected in the written notice informing of the commencement of the auction for the knowledge of all those interested in the process.

In the event that the auction is declared void, the procedure may be repeated, varying any of the specific conditions of the auctions.

Bids may be placed throughout the twenty-four hours of each of the calendar days during which the auction is open and no bid shall be required to follow the auction.

3. By placing their bids, bidders shall be deemed to accept the rules and customs of the auction house, the conditions of the auction and that their qualifications are sufficient.

4. The executor, like any other user, may place bids at any time, without it being necessary for a previous bid to have been placed.

5. Those interested in participating in the auction may place their bids from the moment the timer starts counting down.

An acknowledgement of receipt, including a time stamp, of the exact time of receipt of the bid and its amount shall be returned to the user. They will also receive an email stating that their bid has been successfully registered and the amount of their bid.

Bidders will know at all times whether their bid is the winning bid or not. El

The Portal will only publish the highest of all the bids placed.

6. All bids are registered as they are placed, the date and time of the computer system that registers them being valid.

7. The auction shall be considered closed when the timer has reached the date and time stipulated in the announcement, unless it is extended.

8. If the executing party informs the website [www.subastasprocuradores.com](http://www.subastasprocuradores.com) of the request for the suspension of the auction, the procedure shall be terminated and, where applicable, the deposits shall be returned to those users who have made a deposit, and the executing party or applicant may be charged, as auction management costs, an amount equivalent to 1% of the value of the auctioned item. In the event that the resumption of the auction is requested, the website [www.subastasprocuradores.com](http://www.subastasprocuradores.com) will be configured as a new auction, with new start and end dates.

9. At the end of the auction, the highest bidder shall be notified by e-mail of his status as the successful bidder of the good or goods being auctioned. The way

in which the price offered for the acquisition of the goods is to be paid shall be reflected in the specific conditions of each auction.

Once the amount of the price has been obtained by the successful bidder, the amount received shall be used for the corresponding purpose.

The fees for the intervention of the specialised entity shall be received from the successful bidder in the following manner:

- Deducted from the amount of the award.
- By being paid separately at the time of formalisation of the award of the property.

The specific conditions of each auction shall expressly determine the manner in which the specialised entity shall receive its fees.

10.- For all auctions, including those arising from judicial appointment, at the same time as the auction price is recorded, the highest bidder for the lot or lots auctioned shall be issued with a full report on the auction held. The award is subject to approval by the Court or the applicant, with the successful bidder accepting with them the physical and legal status of the property, and if this is not approved, the amounts paid shall be returned to the successful bidder.

11.- Once the amounts have been paid, the documentation certifying the sale will be sent to the court in charge of the case or to the applicant. Thus, the original and copy of the following documentation must be attached:

A letter addressed to the court or to the applicant, requesting approval of the realisation carried out by the Specialised Entity.

The following documents shall be attached to the aforementioned letter:

1. Proof of having paid the amounts into the deposit and consignment account of the Court hearing the case or the account indicated by the applicant.
2. A brief report on the commercial actions undertaken.

3. Invoices in support of the expenses incurred for the advertising issued for the marketing or other expenses necessary for the successful completion of the realisation. The full report of the auction held shall also be attached.

12.- Upon completion of the sale or auction and awarding of the property, the file shall be closed unless the successful bidder requests that the procedures and formalities for the change of ownership provided for in these regulations be carried out.

**Article 13.- Rules governing electronic sale procedures:**

The rules governing the electronic auction procedure shall be applicable to everything not provided for in the specific conditions of each electronic sale procedure.

**Article 14. Procedures and formalities for the change of ownership.**

1.- The parties may entrust the Spanish Bar Association with the performance of the formalities and procedures required for the change of ownership of the assets subject to sale and auction, including the following:

- I. Request for testimony of the Order of approval of the realisation of the property and the Order for the Cancellation of Charges.
- II. Drawing up of the documents and formalities that may be required for the execution of the public deed of adjudication.
- III. Settlement of taxes corresponding to the adjudication, as well as their subsequent registration in the corresponding Register.
- IV. Request to take possession of the property, movable or immovable, and, where appropriate, the release of any possible occupants of the property.

2.- In advance, an estimate will be issued for the performance of said management, which must be signed and authorised by the person carrying out the order. The amount of the final settlement shall be the sum of the budgeted price plus the expenses incurred.

3.- In order to carry out these procedures, the Bar Association shall create an assignment shift among all those solicitors belonging to the same who have requested their inclusion on the list drawn up for this purpose.

4.- The solicitor may request the provision of funds to meet the expenses incurred as a result of this procedure, and the interested party must pay the amount requested within five days, after which, if the established amount has not been deposited, the solicitor shall be exempted from carrying out the task entrusted, without the Association of Court Representatives being able to proceed with a new appointment.

### **CHAPTER III**

#### **On direct sale and performance agreements**

##### **Article 15.- Direct sale and Request for Agreement**

1.- Direct sale is a procedure that allows the user to acquire a good through a system for receiving bids for the acquisition of the good. Bids are received through the auction portal for a specific period of time. As a general rule, the time period is not extended, although there may be exceptions by prior agreement with the applicant. At the end of the period for receiving bids, the highest bid will be taken into consideration for the purposes of assessing whether or not it is accepted.

2.- The direct sale shall make possible a sale agreement between the executing party, the executed party and whoever accredits a direct interest in the execution, who may request the Legal Advisor of the Administration of Justice responsible for the same to convene an appearance for the purpose of agreeing on the most efficient method of realisation of the mortgaged, pledged or seized assets, against which the execution is directed.

## **TITLE II**

### **General Conditions of the Auction.**

#### **CHAPTER I.**

##### **Auction of real property.**

###### **Article 16. Charges and encumbrances.**

1.- Without prejudice to that established in the conditions for the auction, the sale at public auction of mortgaged real estate shall be carried out with the state of encumbrances and encumbrances weighing on the property, including those which are inherent to the property (such as easements, affections, etc.).

2.- Bidders shall be deemed to have expressly accepted the physical and legal state of the property subject to auction from the time of their participation in the public sale process, and the price may not be revised or the sale may not be withdrawn for any reason, and the bids made shall be irrevocable.

###### **Article 17. Deposit for bidding.**

1.- Except for the executor or applicant, in order to take part in the auction, it shall be necessary to pay a deposit, which may be verified by means of one of the following formulas:

- I. By bank transfer made directly by the user at their bank branch, to the account designated by the specialised entity, for the amount indicated in the information on the property, indicating the account to which they wish the amount of said deposit to be refunded in the event that they are not successful in the auction.
- II. By bank transfer made via the link provided in the information on the asset subject to auction.

2.- Only when compliance with the requirement to provide the deposit has been verified shall the specialised entity allow the interested party to participate in the auction.

3.- In the event that the said participating user is not finally awarded the asset or assets for which he/she has bid, the deposit shall be returned to him/her by bank transfer to the same account from which the initial transfer was made, within ten working days of the conclusion of the auction.

4.- If, on the other hand, the user has been awarded the object of the auction, the amount deposited shall be reserved as a guarantee of compliance with his obligation to meet the payment of the rest of the price he has bid for the acquisition of the good or goods he has been awarded and, where appropriate, as part of the price of the sale.

5.- In the event that the final successful bidder does not attend the granting of the adjudication deed or does not complete the payment of the price of the property in the consignment account, for reasons attributable to him/her, he/she shall lose the deposit made and transfer said amount to the account of the applicant or Court that made the designation, after deducting the expenses incurred by the specialised entity.

**Article 18.- Auction rate.**

The rate for the purposes of the auction of the asset is that provided for in the Law or in the conditions established for the auction and shall appear on the website [www.subastasprocuradores.com](http://www.subastasprocuradores.com) .

**Article 19.- Auction expenses.**

1.- All the expenses of the public sale, those derived from the cancellation of charges, and the debts which, where applicable, encumber the property or the estate, such as, but not limited to, I.B.I. or outstanding community charges, shall be borne by the successful bidder.

2.- Unless otherwise agreed or the particular conditions establish otherwise, the



commission established for the specialised entity for its intervention in the execution of the goods shall be a maximum of 5% of the award price of the goods.

3.- The commission must be paid in all cases by the successful bidder, and the amount of the same shall be included or not in the award price depending on that established in the specific conditions of each auction.

4.- All taxes and expenses arising from the adjudication of the property and the cancellation of charges may be paid by the successful bidder if so established in the specific conditions of the auction.

**Article 20.- Communications.**

1.- The e-mail address that is designated for the purpose of communications by the offering users on the website will be fully valid and effective for the purpose of any notifications to the user.

**Article 21.- Maintenance and cancellation of charges.**

In the case of auctions deriving from bankruptcy proceedings, the cancellation of the registry of previous liens or charges, if any, shall be verified by the Legal Secretary of the Administration of Justice in charge of the execution, by means of a decree, after accreditation of the sale to the highest bidder and once the sale has been approved.

In the case of other judicial proceedings, the legislation in force shall apply to verify the subsistence and cancellation of encumbrances.

**Article 22.- Restricted auction.**

1.- The property may not be awarded by this means for a price of less than 70% of its value without complying with the procedure set out in the following section, unless express authorisation is given by the Court or applicant with regard to the property or properties to be realised.

2.- In the absence of express authorisation, and in the event that the best offer received is less than the said 70% of the value of the asset or assets, prior to the execution of the deed of sale, the Court, the executor or applicant shall be informed of the offers received. They may themselves improve the bid or present the highest bidder within 10 calendar days of such communication.

3.- If, within ten days of the aforementioned notification, a better bid is submitted or a higher bidder is presented, the Court, the applicant or the enforcing creditor will open a tender among the bidders via the website [www.subastasprocuradores.com](http://www.subastasprocuradores.com) .

4.- Said restricted auction, limited exclusively to the person who has submitted the highest bid during the normal bidding period and to the enforcing creditor or applicant, or persons designated by the latter, shall be carried out in accordance with the rules and uses of the electronic auction portal [www.subastasprocuradores.com](http://www.subastasprocuradores.com) , the minimum sale price being that resulting from the highest bid received between the two bidders by the latter highest bidder.

5.- Once the period foreseen in section 3 has elapsed without a higher bid having been submitted, the sale shall be awarded to the highest bidder with the effects and obligations foreseen in these rules.

6.- Once the restricted auction has been concluded, the sale shall be awarded to the highest bidder with the effects and obligations provided for in these rules.

**Article 23.- Non-compliance of the highest bidder.**

1.- When the highest bidder designated as successful bidder does not attend the execution of the public or private documents that are necessary for the transfer of the property and payment of the auction price, regardless of the liabilities that may be applicable for non-compliance by the aforementioned highest bidder, the subsequent highest bidders at the public auction held may be declared the successful bidders, in the order of their respective bids.

**Article 24.- Deserted auction.**

1.- Once the auction has been concluded without the goods being sold, the public auction sale process may be repeated one or more times, always in compliance with the minimum bases established in the preceding sections.

2.- The minimum bidding amount for this auction shall be that established in the specific conditions thereof.

3.- When the auction is unsuccessful, no administration costs shall be passed on to the applicant.

**CHAPTER II.**

**Auction or Personal Properties.**

**Article 25.- Supplementary application of the provisions set out in the previous chapter.**

1.- In the auctions of movable assets, the rules provided for the auctions of immovable assets shall be applicable, except for the specialities provided for in the following Articles.

**Artículo 26.- Posibilidad de visitar bienes muebles depositados.**

Tratándose de lotes de bienes muebles que se encuentran depositados en las instalaciones habilitadas por el CGPE o los diferentes Colegios de Procuradores, cualquier interesado en participar en la subasta podrá acudir al lugar donde se encuentren a efectos de examinar las piezas que conforman el lote o facilitarle su exhibición online.

**Article 27.- Rate for auction purposes, minimum bid amount and accepted award price.**

The rate for the purposes of auction of the lot and the minimum bid amount are reflected in the description of the lot. The assets comprising said lot may not be sold for an amount lower than 50% of their appraisal without the prior authorisation of the Legal

Adviser of the Administration of Justice in charge of this file, who may accept it when, foreseeably, higher amounts cannot be obtained in another auction process.

**Article 28.- Expenses to be borne by the successful bidder: payment of the price and payment of commission:**

The user who is awarded the goods shall pay the price, deducting the amount of the deposit already made, into the same account in which the deposit was made. This amount must be paid by bank transfer or by any other means that allows the successful bidder to be identified, indicating the auction ID number in a visible place. However, in the event that the highest bid is less than 50% of the value of the property, prior authorisation must be obtained from the Legal Adviser of the Administration of Justice to accept this amount, in accordance with the provisions of Art. 26 of these Regulations.

**Article 29.- Auction expenses:**

1.- All the expenses of the public sale and of the award of the lot shall be for the account and at the expense of the successful bidder. Unless otherwise established in the specific conditions, the commission established for the specialised entity for its intervention in the execution of the lot shall be between 5% and 15% of the adjudication price. The commission shall in all cases be paid by the successful bidder and, unless expressly stated in the specific conditions of the auction, shall not be included in the amount of the bid made, but shall be paid separately to the specialised entity prior to the removal of the goods from the place where they are located, by means of a bank transfer to the same account where the payment of the price was made, indicating the auction ID number to which it refers.

2.- Any taxes accrued, unless otherwise stipulated in the specific auction conditions, shall be paid by the successful bidder.

**Article 30.- End of the auction without the goods having been awarded.**

Once the auction has ended without the goods having been sold, the process of sale by public auction may be repeated one or more times, always in compliance with the minimum bases established in the preceding sections and with prior authorisation,

where appropriate, from the judicial body that authorised the auction.

When the auction is unsuccessful, no administration costs shall be passed on to the applicant.

**Article 31.- End of the auction with award of assets.**

Once the correctness of the disposal process has been verified, the amounts finally paid shall receive the appropriate treatment depending on the type of procedure and on what has been established in the particular conditions of the order.

**Final Provision. - Entry into force.**

These rules were approved by the Executive Committee of the General Council of Court Representatives at its meeting of 24 June 2016, coming into force on the day following their approval and having been amended by the same at its meeting of 20 December 2016.