



THE EUROPEAN PLATFORM
FOR JUDICIAL AUCTIONS

LEILA Project on LEILA Use Cases

Policy Brief #2

Introduction

‘LEILA – towards a multilingual European platform for judicial Auctions’ (LEILA) Project aims to develop a comprehensive platform facilitating the search and participation to judicial auctions across Europe (‘the Platform’). By defining functional and technical requirements, mapping stakeholders, and gathering data on legal, organizational, and technological aspects at the national level, LEILA ensures alignment with stakeholders’ needs. Additionally, it fosters the accessibility of judicial auction processes throughout Europe.

The project encompasses three key software components: the central multilingual web platform, a stand-alone Virtual Machine (VM) for partners lacking a national provider, and a connector client at the national provider level, facilitating API-based retrieval of information from national systems.

e-CODEX as a Secure Communication Channel

LEILA commits to using e-CODEX, the EU’s secure cross-border transport infrastructure, for transferring information about judicial auctions cross-border. e-CODEX ensures reliable transmission of messages and documents and supports secure communication between citizens, companies, and judicial authorities. The basic e-CODEX infrastructure consists of a Gateway conforming to standards like AS-4 and eBMS 3.0, with the Domibus Gateway being the suggested option. Additionally, a connector like the e-CODEX Domibus Connector enhances functionalities and security for communication between stakeholders.



This project was funded by the European Union’s Justice Programme (2014-2020) under Grant Agreement No. 101007385



Use Cases Scenarios

Use Case 1: Federated End-User Search in Existing National Portals

Example Scenario: Emma's Property Search

Emma, a real estate investor based in Germany, is interested in purchasing properties in various European countries for investment purposes. She wants to explore opportunities in Spain, France, Italy, Greece, and Cyprus, particularly focusing on seaside properties with potential for tourism. Using the Platform, Emma conducts a federated search to find available properties through judicial auctions in these countries.

Process:

1. Emma logs into the Platform and selects her preferred language, German.
2. She enters her search criteria, specifying the countries of interest and property types (apartments, single-family residences, hotels).
3. The Platform performs a search across all participating national judicial auction data available for Spain, France, Italy, Greece, and Cyprus.
4. Emma receives search results, presented in a uniform and seamless manner, showcasing available properties for auction in each country.
5. She reviews the properties, comparing their details and specifications, and shortlists those that meet her investment criteria.
6. For each property, Emma can access additional information, including property descriptions, auction dates, and legal details, provided through links to the respective national platforms for judicial auctions.
7. Emma selects a property of interest and is redirected to the national platform for more comprehensive information and participation in the auction.

Use Case 2: Judicial Sales from States without Existing National Platform

Example Scenario: National Platform Establishment

The government of a hypothetical country, 'Euroland,' decides to establish a national platform for judicial auctions to improve transparency and accessibility in the auction process. As Euroland currently lacks an online platform for judicial auctions, it partners with the LEILA Project to set up the necessary infrastructure.



Process:

1. Euroland collaborates with LEILA to deploy a stand-alone Virtual Machine (VM) provided by the project.
2. The VM is configured to meet Euroland's national and organizational requirements for publishing judicial sales information online.
3. Euroland's designated authorities upload information on judicial auctions onto the VM, ensuring compliance with LEILA standards and guidelines.
4. The VM integrates with the LEILA infrastructure via a connector client, facilitating the exchange of data between Euroland's system and the central LEILA platform.
5. Euroland's national platform becomes operational, providing citizens and stakeholders with access to information on judicial auctions within the country.
6. The national platform allows interested parties, including prospective bidders, legal professionals, and judicial authorities, to search for auction listings, view relevant documents, and participate in auctions.

Conclusion

These examples demonstrate how the LEILA Project facilitates cross-border access to judicial auction information and supports countries in establishing online platforms to enhance transparency and efficiency in the auction process. By leveraging e-CODEX infrastructure and implementing federated search capabilities, LEILA enhances interoperability and accessibility, benefiting both stakeholders and citizens across Europe.