

## **Abstract**

Law enforcement procedure by a selling real estate is covered by Act No. 120/2001 Coll., on judicial officers and execution activities (the Execution Code), and also by Act No. 99/1963 Coll., the Civil Code Procedure. This dissertation is focused on legal issues of the execution by a selling real estate made by court distrainers and clarification of all procedural phases. The author is also concerned with legal analysis of the execution by a selling real estate in regulatory compliance and is focused on potential mistakes and lacks of actual legal acts. Substantial part of this dissertation is devoted to the system of electronic auctions and the author tries to explain advantage of electronic auctions in comparison with classical auctions. With regard to passing an Act No. 396/2012 Coll., effective as of 1<sup>st</sup> of January 2013, that amended the Execution code and the Civil Code Procedure, the author defines and analyses key changes that this amendment brings in the execution procedure in connection with execution by a selling real estate and also in the life of debtors.