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**ABSTRACT**  
**IMPLEMENTATION AND FACTORS INHIBITING AUCTIONS**  
**BASED ON EXECUTORIAL TITLE**

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The law provides an exception from the normal civil lawsuit procedure in collecting receivables through the Grosse Deed agency. With the exceptions created by this law, in resolving debtors who are in default, creditors do not need to resort to civil lawsuits against debtors but can directly execute credit guarantees based on the Grosse Deed. The problems of this thesis are: a. How is the auction implemented based on Executive Title? b. Inhibiting factors in implementing auctions based on Executive Title?.

This research uses empirical juridical methods, namely field research with interview methods, the data used is secondary data.

Based on the results of research and discussion accompanied by data that can be collected, it can be concluded that: 1. Implementation of an auction based on Executorial Title involves the process of selling goods or property that has been taken over by the competent authority as a result of a court decision. Executorial Title will be the legal authority that gives certain parties the right to sell or dispose of assets that are collateral for outstanding debts. Implementation of auctions based on Executorial Title requires accuracy and compliance with applicable legal procedures. This entire process must be supervised by competent authorities to ensure fairness and legal compliance. 2. Some of these factors can slow down or hinder the auction process and execution. The following are several inhibiting factors that may arise, namely a long legal process, administrative obstacles, resistance from the parties concerned, unsupportive market conditions, inability of prospective buyers, legal uncertainty, limited auction infrastructure, technical problems, local resistance or public opinion, unavailability enough buyers.

Based on the conclusions above, the suggestions from the author in this research are: 1. Each case can have unique inhibiting factors, and solutions to overcome these obstacles will depend on the specific legal and economic context. In every auction implementation based on Executive Title, transparency, legal compliance and good coordination between the parties involved are very necessary to reduce the risk of obstruction. 2. Ensure that the entire auction process and related information is available transparently to all relevant parties. Effective communication between the parties involved, including the executor, the court, creditors, and prospective buyers, is very important.